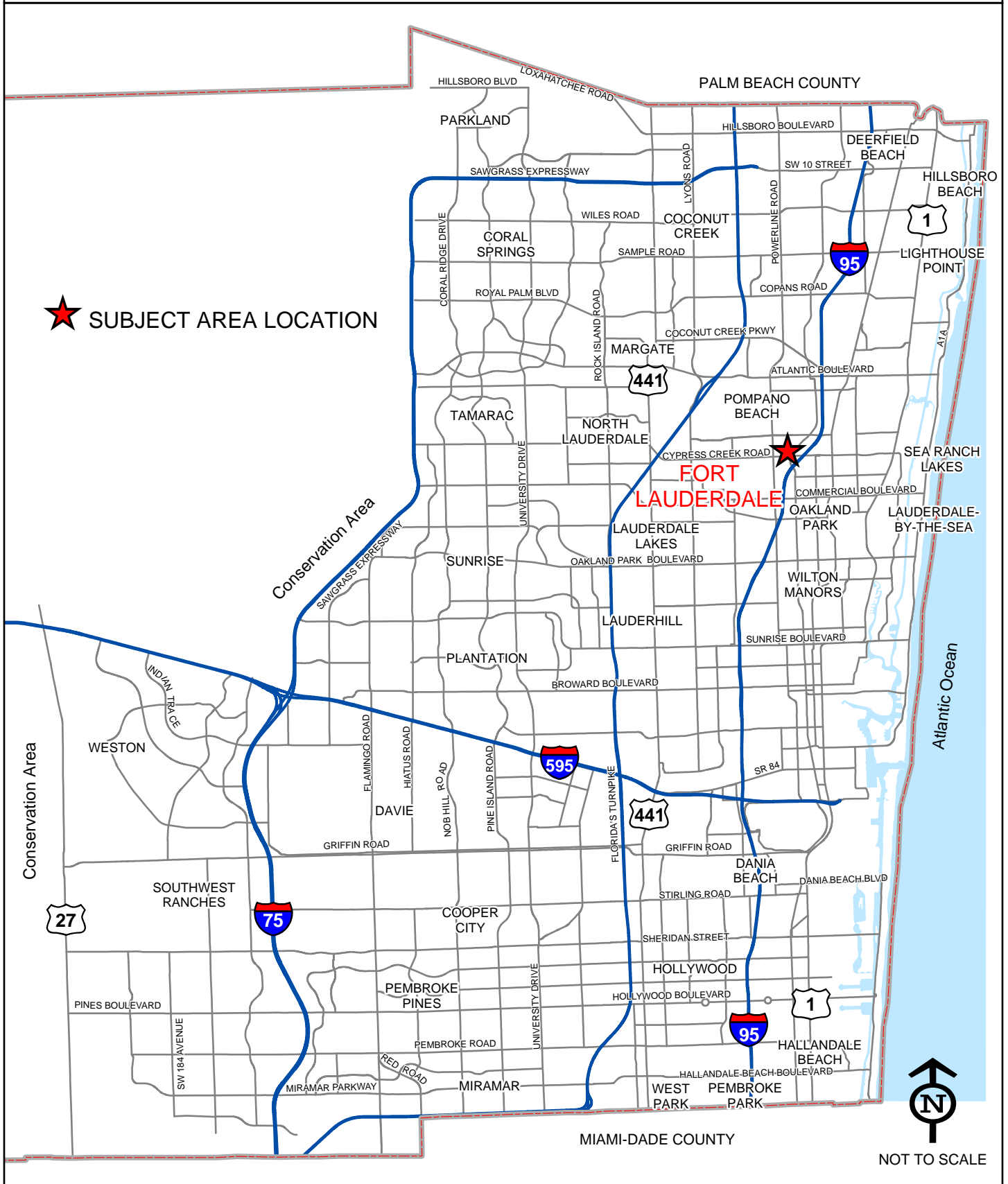


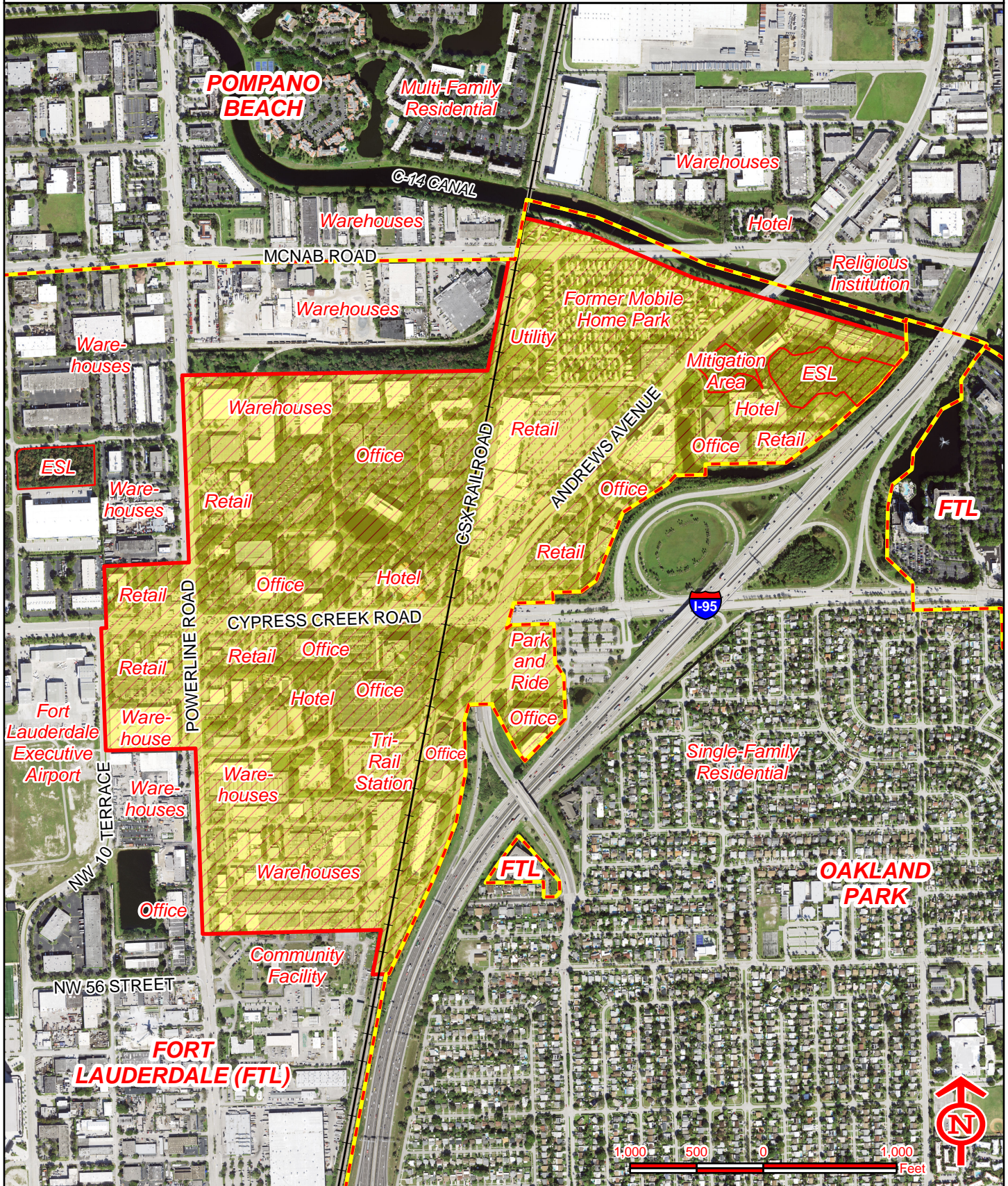
## EXHIBIT 2

### BROWARDNEXT - BROWARD COUNTY LAND USE PLAN GENERALIZED LOCATION MAP AMENDMENT PC 24-6





MAP 1  
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN  
AERIAL PHOTOGRAPH  
AMENDMENT PC 24-6

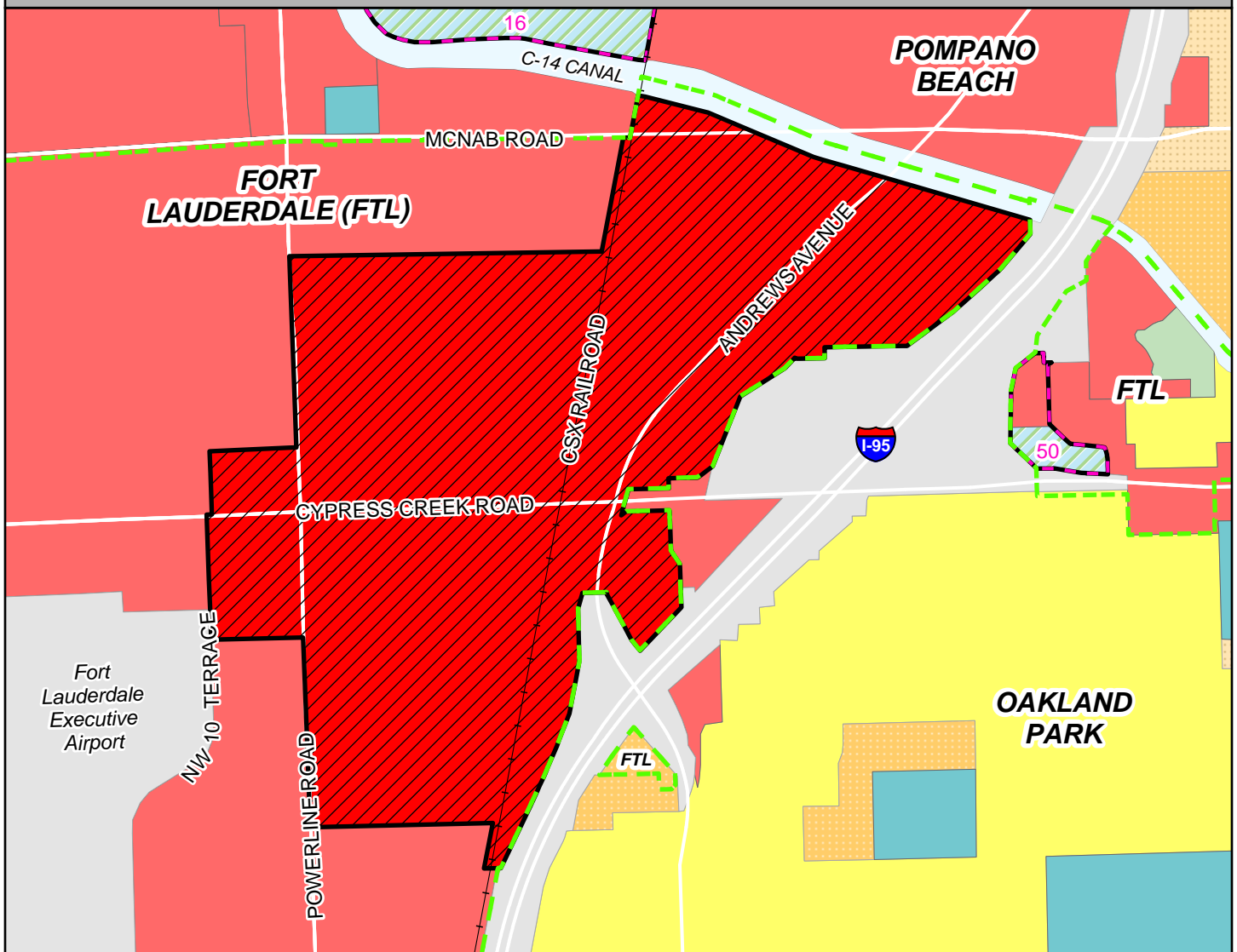




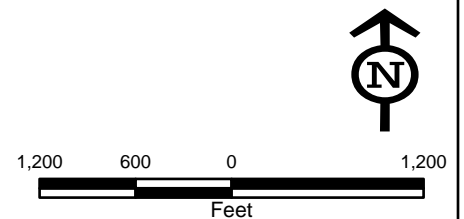
MAP 2  
BROWARDNEXT - BROWARD COUNTY LAND USE PLAN  
CURRENT FUTURE LAND USE DESIGNATIONS  
AMENDMENT PC 24-6

**Current Land Use:** Commerce

**Gross Acres:** Approximately 361.7 acres



- |                             |                           |
|-----------------------------|---------------------------|
| Site                        | Irregular Residential     |
| Municipal Boundary          | Commerce                  |
| Dashed-Line Area            | Recreation and Open Space |
| Low (5) Residential         | Community                 |
| Low-Medium (10) Residential | Transportation            |
| Medium (16) Residential     | Water / Primary Drainage  |

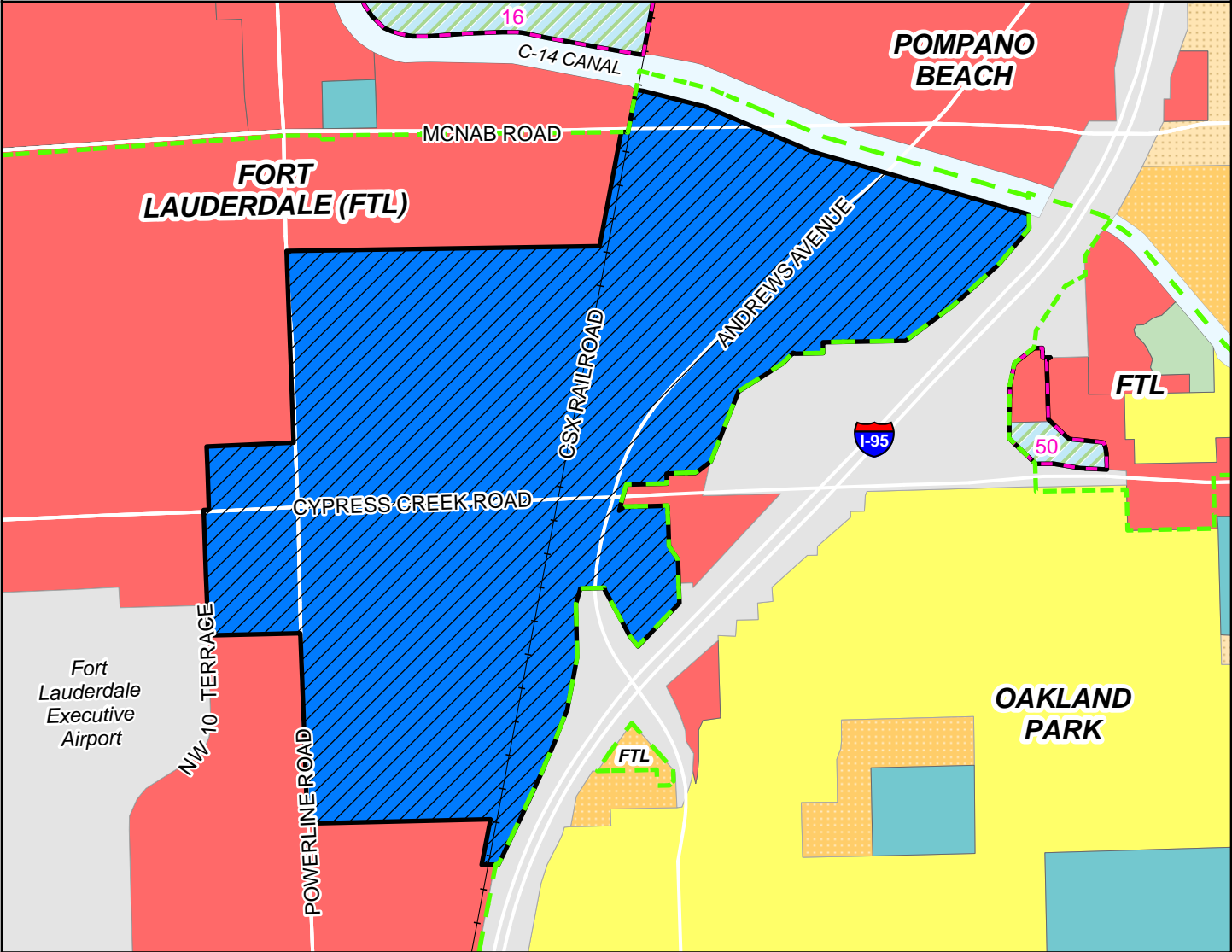




MAP 3  
 BROWARDNEXT - BROWARD COUNTY LAND USE PLAN  
PROPOSED FUTURE LAND USE DESIGNATIONS  
 AMENDMENT PC 24-6

Proposed Land Use: Activity Center

Gross Acres: Approximately 361.7 acres



Site	Medium (16) Residential	Community
Municipal Boundary	Irregular Residential	Transportation
Dashed-Line Area	Activity Center	Water / Primary Drainage
Low (5) Residential	Commerce	
Low-Medium (10) Residential	Recreation and Open Space	

1,200    600    0    1,200  
Feet



**SECTION I**  
**AMENDMENT REPORT**  
**BROWARD COUNTY LAND USE PLAN**  
**PROPOSED AMENDMENT PC 24-6**  
**(FORT LAUDERDALE)**

**RECOMMENDATIONS/ACTIONS**

**DATE**

*I. Planning Council Staff Transmittal Recommendation*

*August 20, 2024*

Planning Council staff finds the proposed amendment is generally consistent with the policies of the BrowardNext – Broward County Land Use Plan (BCLUP) and recommends **approval** subject to the City’s voluntary commitment to restrict 15% (at least 635) of the proposed dwelling units to **affordable housing** units at the “moderate-income” level or below (up to 120% of median income) for a minimum of 30 years or in-lieu of payment, as memorialized in Attachment 1 of corresponding text amendment PCT 24-3.

It is noted that any approval associated with the proposed map and corresponding text amendment does not authorize any development on Site 66 on the Broward County Environmentally Sensitive Lands (ESL) Map unless the Site has been removed from the BCLUP Natural Resource Series ESL Map through the Florida Statutes, Chapter 163, comprehensive planning process. The City of Fort Lauderdale has acknowledged the pending request to remove Site 66 from the ESL Map and has confirmed that any development of the site will be consistent with the outcome of that process. See Attachment 8.

As the Planning Council is aware, the Broward County Charter requires at least one Planning Council public hearing and Article 1.2(A) of the *Administrative Rules Document: BrowardNext* outlines the following circumstances in which a second Planning Council public hearing may be recommended or required:

- (1) At its initial public hearing, the Planning Council takes an action to recommend denial of a proposed amendment; or
- (2) At its initial public hearing, the Planning Council takes an action to recommend approval subject to meeting specific criteria or policy prior to a second Planning Council public hearing; or
- (3) At its initial public hearing, the Planning Council votes by a majority of the members present with a minimum of six (6) affirmative votes for a second Planning Council public hearing; or
- (4) If the County Commission requests by a vote of the majority of members present to request a second Planning Council public hearing; or
- (5) If an objection or comment on adverse impacts to important state resources or facilities is issued during the State of Florida Chapter 163 review process; or
- (6) If State of Florida Chapter 163 requires or is modified to require a second local planning agency public hearing.



**RECOMMENDATIONS/ACTIONS (continued)**

**DATE**

**I. Planning Council Staff Transmittal Recommendation (continued)**

**August 20, 2024**

**If the Planning Council chooses to require a second Planning Council public hearing per Article 1.2(A)(1)(2) or (3), such recommendation must be made as part of its motion.**

In addition, if the Planning Council does not require a second Planning Council public hearing and the Broward County Land Use Plan amendment is adopted by the County Commission, this action by the Planning Council shall be considered the “conditional” recertification of the municipal land use plan amendment, which directly correlates to the referenced Broward County Land Use Plan amendment. The recertification will not be deemed effective until such time as the Planning Council Executive Director and Attorney determine that the municipality has fulfilled all application requirements for recertification of local land use plans, as outlined in the *Administrative Rules Document: BrowardNext*. The Planning Council Executive Director will issue a written letter of effectiveness to the municipality upon satisfaction of the same.

**II. Planning Council Transmittal Recommendation**

**August 29, 2024**

Approval per Planning Council staff transmittal recommendation, including not requiring a second Planning Council public hearing. (Vote of the board; Unanimous; 15-0: Abramson, Castillo, Fisher, Gomez, Greenberg, Hardin, Harrison, Horland, Levy, Newbold, Railey, Ryan, Werthman, Zeman and DiGiorgio)



**PROPOSED AMENDMENT PC 24-6**

## **INTRODUCTION AND APPLICANT'S RATIONALE**

- |      |  |   |
|------|--|---|
| I.   | <u>Municipality:</u>                                     | Fort Lauderdale   |
| II.  | <u>County Commission District:</u>                       | Districts 4 and 8   |
| III. | <u>Site Characteristics</u>                              |   |
| A.   | Size:  | Approximately 361.7 acres   |
| B.   | Location:  | In Sections 3 and 10, Township 49 South, Range 42 East; generally located on the west side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street, bisected by Cypress Creek Road and the CSX Railroad.  |
| C.   | Existing Uses:   | Retail, office, warehouse, hotel, environmentally sensitive lands (including a mitigation area), utilities, Tri-Rail Station and Park and Ride facilities   |
| IV.  | <u>Broward County Land Use Plan (BCLUP) Designations</u> |   |
| A.   | Current Designation:                                     | Commerce  |
| B.   | Proposed Designation:                                    | Activity Center consisting of:<br>4,239 dwelling units<br>4,374,186 square feet of office uses<br>1,449,494 square feet of commercial uses<br>2,262,922 square feet of industrial uses<br>152,611 square feet of community uses<br>1,600 hotel rooms<br>7.0 acres minimum of recreation and open space uses |
| C.   | Estimated Net Effect:                                    | <b>Addition</b> of 4,239 dwelling units [0 dwelling units currently permitted by the BCLUP]<br><b>Reduction</b> of 2,802,390 square feet of commercial uses<br><b>Reduction</b> of 877,698 square feet of office uses<br><b>Reduction</b> of 2,988,962 square feet of industrial uses                       |



**INTRODUCTION AND APPLICANT'S RATIONALE (continued)**IV. *Broward County Land Use Plan (BCLUP) Designations (continued)*

- C.      *Estimated Net Effect:*
- |  |  |
|--|--|
| <p><b>Addition</b> of 152,611 square feet of community uses</p> <p><b>Addition</b> of 1,600 hotel rooms</p> <p><b>Addition</b> of 7.0 acres minimum designated for recreation and open space</p> |  |
|--|--|

## V. Existing Uses and BCLUP Designations Adjacent to the Amendment Area

- |    |                                   |  |
|----|-----------------------------------|--|
| A. | <i>Existing Uses</i> (See Map 1): | <p><i>North:</i> Warehouses, hotel, religious institution and the C-14 Canal (City of Pompano Beach)</p> <p><i>East:</i> Interstate 95 and Park and Ride facilities (City of Oakland Park)</p> <p><i>South:</i> Community facility and warehouses</p> <p><i>West:</i> Office, warehouses and airport (Fort Lauderdale Executive)</p> |
| B. | <i>Planned Uses</i> (See Map 2):  | <p><i>North:</i> Commerce and Water/Primary Drainage (City of Pompano Beach)</p> <p><i>East:</i> Transportation and Commerce (City of Oakland Park)</p> <p><i>South:</i> Commerce</p> <p><i>West:</i> Commerce and Transportation</p>  |

## VI. Applicant/Petitioner

- |    |                         |   |
|----|-------------------------|---|
| A. | <i>Applicant:</i>       | City of Fort Lauderdale   |
| B. | <i>Agents:</i>          | City of Fort Lauderdale<br>Barbara A. Hall, Esq., Greenberg Traurig<br>Nectaria M. Chakas, Esq., Lochrie and Chakas, PA |
| C. | <i>Property Owners:</i> | There are numerous property owners in the subject area.   |

VII. Recommendation of  
Local Governing Body:

The City of Fort Lauderdale recommends approval of the proposed amendment.



## **INTRODUCTION AND APPLICANT'S RATIONALE (continued)**

### **VIII. Applicant's Rationale**

The applicant states: "The City of Fort Lauderdale is seeking to amend the existing underlying land uses from Employment Center, Industrial and Commercial to an Activity Center land use designation (County Land Use Plan) and Transit Oriented Development land use designation (City Land Use Plan). The overall intent is to establish an underlying land use designation that aligns with the City's adopted master plan for the Uptown area with one unified land use designation that supports a mix of uses and transit supportive development.

In 2014, the City engaged the Urban Land Institute (ULI) to conduct a technical advisory panel (TAP) report on the Uptown area with the goal of identifying how the City could drive future growth to Uptown. The TAP panel concluded that land use and zoning changes would be necessary to facilitate a mixed-use environment, including housing, which can capitalize on the strong employment base and existing transit services. In addition, the TAP panel recommended strategies for making the streets more walkable, livable and inviting for a wide range of mobility needs, in order to transform the area into a more vibrant urban village neighborhood.

In 2019, the City adopted the Uptown Urban Village Master Plan with form-based regulations to ensure the implementation of the master plan vision. The master plan and land development regulations contain requirements that encourage a mix of uses, transit and multi-modal improvements and connections, building design standards with a focus on quality design, affordable housing options and a sustainable future growth pattern. This land use plan amendment will assist in further implementing the City's vision for the area."



**SECTION III**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 24-6**

**REVIEW OF PUBLIC FACILITIES AND SERVICES**

*I. Potable Water/Sanitary Sewer/Solid Waste/Drainage/Parks & Open Space*

Adequate potable water facility capacity and supply, sanitary sewer facility capacity, drainage and solid waste services, and park and open space acreage will be available to serve the proposed land use. See Attachment 1.

The City of Fort Lauderdale has committed to a minimum of 7.0 acres of recreation and open space uses within the boundaries of the proposed Activity Center. The acreage will be achieved through the integration of the public area through open space, urban public plazas and recreational areas, and establishing a “sense of place,” which can be defined as the relationship or connection between people and the area they are occupying.

*II. Transportation and Mobility*

BrowardNext – Broward County Land Use Plan (BCLUP) Activity Center Policy 2.4.8 allows the consideration of a transportation analysis that permits a **reasonable (re)development scenario** that reflects locally adopted and certified intensity standards for non-residential land uses. The City’s adopted land use designations for the subject area primarily consist of Employment Center which represents a mix of commercial, office and industrial uses. The Employment Center category is a subset of the BCLUP umbrella Commerce land use designation.

Although the referenced BCLUP Policy permits a (re)development scenario based on the City’s adopted floor area ratio of 3.0 for non-residential uses (130,680 square feet per acre), Planning Council staff’s evaluation of the (re)development scenario found that 30,000 square feet of transit-oriented development per acre which utilizes a representative mix of local uses presented the most logical and conservative scenario to assess the estimated impacts of the proposed land use to the transportation network.

In addition, Planning Council staff notes that the Activity Center land use designation reflects a mixed-use development pattern more supportive of transit and internalized traffic patterns. Therefore, a 7% credit for such transit/internalized traffic patterns within these designations is applied to the transportation analysis.

Based on the above Policy considerations, the proposed amendment to establish the Uptown Urban Village Activity Center is projected to **decrease** the number of p.m. peak hour vehicle trips on the regional transportation network at the long-term planning horizon by approximately 5,335 p.m. peak hour trips. See Attachment 2.A. As such, the proposed amendment is not anticipated to negatively impact the operating conditions of the regional transportation network.



## **REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**

### **II. Transportation and Mobility (continued)**

Further, the City of Fort Lauderdale has provided a summary of its adopted and aspirational priorities for the Uptown Activity Center. See Attachment 2.B. The City also proposes to memorialize its commitment in the corresponding text amendment (PCT 24-3) by committing to a modal shift through the provision of transit-oriented design, pedestrian and transit amenities, safe and comfortable connectivity, publicly accessible areas and plazas, and promoting internal modal capture as part of the overall development within the area.

In addition, the City of Fort Lauderdale has been coordinating with the Broward Metropolitan Planning Organization (MPO), the Urban Land Institute (ULI) and the Florida Department of Transportation (FDOT) to discuss projects to improve pedestrian and transit connections in the amendment area. The City adopted its Uptown Urban Village Master Plan (Master Plan) in November 2019, which contains a multi-modal framework for the area including pedestrian sidewalks, a bicycle network, transit supportive elements, bus circulation and access, streetscape designs and the creation of development blocks consistent with Transit Oriented Development. Several of these improvements are included in the MPO's Transportation Improvement Plan (TIP) for funding in 2024. Further, proposed development projects will be reviewed for consistency with the Master Plan. The City has also committed to fund mobility concepts through its Capital Improvements Plan that focus on secondary streets, multi-use trails and connection to the Tri-Rail station. See Attachment 8.

The City of Fort Lauderdale previously transmitted the corresponding local version of the proposed map and text amendments to the State of Florida review agencies via the Florida Statutes, Chapter 163, comprehensive planning process, and is actively engaged with the FDOT regarding the above referenced programming and priorities, as well as anticipated impacts to Florida's Strategic Intermodal System (SIS), defined as Powerline Road (general western boundary of proposed Activity Center) and Interstate 95 (eastern boundary of proposed Activity Center). The SIS is the State's highest priority for transportation capacity investments.

Planning Council staff notes the following roadway levels of service for informational purposes only:

- **McNab Road**, east of Powerline Road, is currently operating at and projected to continue operating at level of service (LOS) "C," with or without the subject amendment.
- **Cypress Creek Road**, between Powerline Road and Interstate 95, is currently operating at and projected to continue operating at LOS "C," with or without the subject amendment.



## **REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**

### **II. Transportation and Mobility (continued)**

- **Commercial Boulevard**, between Northwest 21 Avenue and Dixie Highway, is currently operating at LOS “C” and is projected to operate at LOS “F,” with or without the subject amendment.
- **Powerline Road**, between Commercial Boulevard and Atlantic Boulevard, is currently operating at LOS “C” and is projected to operate at LOS “F,” with or without the subject amendment.
- **Andrews Avenue**, Commercial Boulevard and Cypress Creek Road, is currently operating at LOS “D” and is projected to operate at LOS “F,” with or without the subject amendment.
- **Andrews Avenue**, Cypress Creek Road and Pompano Park Place, is currently operating at and projected to continue operating at LOS “C,” with or without the subject amendment.
- **Interstate 95**, between Commercial Boulevard and Atlantic Boulevard, is currently operating at and projected to continue operating at LOS “F,” with or without the subject amendment.

The Broward County Transit Division (BCT) report states that current and planned fixed-route county transit service is provided to the proposed amendment area. In addition, the Transportation Surtax identifies several fixed-route bus improvements to the county routes serving the amendment area such as shorter headways, increased span of service and new service types. The BCT report also recognizes that increasing residential opportunities along the existing transit routes will support the utilization of mass transit. The BCT report notes that existing or future bus stops located adjacent to or within the amendment area will be addressed during the development review process. See Attachment 3.

The Broward County Urban Planning Division (BCUPD) report identifies that the City of Fort Lauderdale should implement the eight (8) principles of transit-oriented urban form: walkable; cyclable; connected; seamless incorporation of transit; mix of active land uses; higher density; compact; and promote the shift from single-occupant vehicles to transit with features such as reduced and shared parking. The BCUPD also suggests pedestrian connections and pedestrian-oriented retail along streets leading to the train station; smaller block sizes with a dense network of streets and paths; sidewalks, shade trees and lighting to promote safety and comfort; bicycle parking and lockers; and electric vehicle charging stations. See Attachment 4. The City of Fort Lauderdale acknowledges the BCUPD comments and has been working with the Florida Department of Transportation in this regard. See Attachment 8.



## **REVIEW OF PUBLIC FACILITIES AND SERVICES (continued)**

### **III. Public Schools**

The School Board of Broward County staff report states that the proposed amendment would generate 339 additional students into Broward County Public Schools, consisting of 93 elementary school students, 81 middle school students and 165 high school students. The report further states that Cypress Elementary, Lloyd Estates Elementary, James S. Rickards Middle and Northeast High schools are all under-enrolled in the 2023-2024 school year and are anticipated to operate below the adopted level of service (LOS) of the higher of 100% of gross capacity or 110% of permanent capacity through the 2025-2026 school year. In addition, there are three (3) charter schools located within a two (2)-mile radius of the proposed amendment site. See Attachment 5.

The School Board report indicates that there are no planned improvements which increase the capacities of the affected elementary, middle and high schools in the currently adopted 5-year or 10-year School Board District Educational Facilities Plans. See Attachment 5.

Based on the School District's Seven Long Range Planning Areas, the proposed amendment is located within School District Planning Area "3," which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. The residential dwelling units will be subject to a public school concurrency review at the plat or site plan phase of development review, whichever comes first. See Attachment 5.



**SECTION IV**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 24-6**

**REVIEW OF NATURAL RESOURCES**

*I. Designated Protected/Regulated Areas and Wetlands*

The Broward County Resilient Environment Department (BCRED) report indicates that the proposed amendment area contains a protected natural land, the **May Tract/Reflections Mitigation Area** (wetland restoration area that prohibits development), and **Site 66**, which is listed as both a Local Area of Particular Concern (LAPC) and a Natural Resource Area on the Broward County Environmentally Sensitive Lands (ESL) Map, as well as a designated wetland. See Map 1 and Attachment 6. Planning Council staff notes that an application to remove Site 66 from the ESL Map is currently being processed but has not yet been scheduled for a Planning Council public hearing.

The Broward County Environmental Permitting Division (BCEPD) is also processing an application for an Environmental Resource License for Site 66. There are several items currently outstanding from the applicant for the application to continue through the licensing process, including removal of the Site from the ESL Map via the Florida Statutes, Chapter 163, comprehensive planning process. The BCEPD objects to the site being removed from the ESL Map, as it continues to demonstrate characteristics of a LAPC. See Attachment 6.

The Broward County Parks and Recreation Division (BCPRD) report states that two (2) important wetland parcels should continue to be protected (includes the May Tract/Reflections Mitigation Area [wetland restoration area that prohibits development] and Site 66 mentioned above). The BCPRD states that while the sites have been poorly managed, their original wetland character remains and with better management they could be restored to high quality wetland habitat. See Attachment 7.

The City of Fort Lauderdale acknowledges the wetland status and the pending request to remove Site 66 from the ESL Map and has indicated that any development of the site will conform with the outcome of that process. See Attachment 8.A.

*II. Climate Resiliency & Sea Level Rise*

The BCRED report indicates that the proposed amendment site **does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map**. In addition, BCRED requests that the City takes the Broward County and Regional Climate Action Plans into consideration throughout the application, design, permitting and construction process, specifically the sections on Healthy Community, Transportation, Energy Resources/Natural Systems, Public Health, Sustainable Communities/Transportation and Water. See Attachment 6. The City of Fort Lauderdale acknowledges the BCRED comments in this regard. See Attachment 8.A.



## **REVIEW OF NATURAL RESOURCES (continued)**

### **II. Climate Resiliency & Sea Level Rise (continued)**

The BCRED report states that projects within the proposed amendment area will require a Surface Water Management License which must meet permitted criteria for pre-vs-post analysis including for parking lot protection, attenuation and flood protection. The BCRED report also identifies the applicability of the future conditions map series in the redevelopment of the area for finished floor elevations, the current wet season water table and the future groundwater table elevations. See Attachment 6. The City of Fort Lauderdale acknowledges that surface water licenses will be needed and that compliance with the criteria and FEMA maps will be required. See Attachment 8.A.

### **III. Other Natural Resources**

**Tree Canopy:** The BCRED report states the subject area contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Fort Lauderdale. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use designation is not expected to have a negative impact on upland resources. See Attachment 6. The City of Fort Lauderdale has indicated that upland resources with significant tree canopy will be addressed in accordance with the City's tree preservation ordinance, Section 47-21.15 of the Unified Land Development Code. See Attachment 8.A.

**Vegetation:** The BCRED report also notes that invasive exotic vegetation is encouraged to be removed during the development process and a management plan may be necessary to control reinvasion of same, nor should landscape material include any plants considered to be invasive. It is further noted that development of the proposed amendment area should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. See Attachment 6. The City of Fort Lauderdale acknowledges the BCRED comments in this regard. See Attachment 8.

**Manatee Protection:** The BCRED report states the northeast corner of the proposed amendment area is located immediately adjacent to the Cypress Creek/C-14 Canal. The Canal immediately east of the amendment area is identified as a primary travel corridor for the Florida manatee, a threatened species under the Federal Endangered Species Act. Although the amendment area is separated by a water control structure, manatees can traverse said structure and travel further west in the waterway. The City should review the applicable Broward County policies as they relate to this project. See Attachment 6. The City of Fort Lauderdale acknowledges the BCRED comments in this regard. See Attachment 8.A.



## **REVIEW OF NATURAL RESOURCES (continued)**

### **III. Other Natural Resources (continued)**

**Water Recharge:** The BCRED report indicates the proposed amendment would involve an increase of impervious area. Although the change in recharge capacity resulting from the proposed amendment is expected to be insignificant, BCRED recommends that the activity center seek to maximize open space to offset negative impacts on water recharge capacity. Open space includes but is not limited to parks, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer. See Attachment 6. The City of Fort Lauderdale acknowledges the BCRED comments in this regard. See Attachment 8.A.

**Contaminated Sites:** The BCRED report states that there are eight (8) contaminated sites at or within one-quarter mile of the proposed amendment area. As such, dewatering is prohibited without approval from the BCEPD. See Attachment 6. The City of Fort Lauderdale acknowledges compliance with Section 27-353, Broward County Codes regarding dewatering within a quarter mile of contaminated sites. See Attachment 8.A.

**Air Quality:** The BCRED report states that the proposed amendment will have a minimal impact on air quality. See Attachment 6. The City of Fort Lauderdale acknowledges the BCRED comments in this regard. See Attachment 8.A.

**Lighting:** Although the amendment site is not located along the coast, BCRED staff recommends becoming familiar with the County's Outdoor Lighting Ordinance that identifies preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife. See Attachment 6. The City of Fort Lauderdale acknowledges the BCRED comments in this regard. See Attachment 8.A.

### **IV. Historical/Cultural Resources**

The Broward County Urban Planning Division (BCUPD) report states that the proposed amendment will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity. See Attachment 4.



**SECTION V**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 24-6**

**OTHER PLANNING CONSIDERATIONS/INFORMATION**

*I. Affordable Housing*

The proposed land use plan amendment is subject to Broward County Land Use Plan (BCLUP) Policy 2.16.2, as it proposes 4,239 additional dwelling units to be permitted by the BCLUP. In addition, since the proposed amendment will establish a new Activity Center, BCLUP Policy 2.4.5 is also applicable.

The Broward County Urban Planning Division (BCUPD) staff report states that an affordable housing analysis utilizing the County's adopted methodology (i.e. "Broward County Affordable Housing Needs Assessment," 2022, prepared by The Metropolitan Center at Florida International University, effective October 11, 2022) was submitted to evaluate compliance with Policy 2.16.2 and Article 5 of the *Administrative Rules Document: BrowardNext*. The analysis reflects a deficit of low- and moderate-income owner units (2,516 units) and of very low- and low-income rental units (2,941 units) and a surplus of moderate-income rental units (5,819 units). The City has identified affordable housing implementation strategies including programs and policies to maintain existing affordable housing stock through: State funding, the City's Affordable Housing Trust Fund, set asides for new affordable units, height and density incentives, in-lieu fees, reduced parking and a streamlined development approval process. See Attachment 4.

The Broward County Housing Finance Division (BCHFD) staff report states that although the City of Fort Lauderdale has incentive-based affordable housing policies, the Activity Center application does not mitigate or address significant affordable housing demand as required by BCLUP Policy 2.4.5. See Attachment 9.

In response to BCHFD, the City of Fort Lauderdale has committed to **restrict at least 15%** (i.e. 635 dwelling units) **of the proposed 4,239 dwelling units as affordable housing units**. This commitment is reflected in corresponding text amendment PCT 24-3. Per the City's commitment, the 15% set aside will be required for each residential project, with each project containing an affordable housing mix of up to the "moderate-income" level (up to 120% of median income) or below for a minimum of 30 years. Per the City, the 15% set aside may also be satisfied with an **in-lieu payment of \$10,300 per unit** for the total number of units within the project and increased annually; this payment amount and subsequent increases shall be equivalent to the in-lieu fee collected as part of BCLUP Policy 2.16.4. See Attachment 8. The affordable housing commitment regarding the restriction of 15% of the units or payment in-lieu is memorialized in the corresponding text amendment. The BCHFD has no further comments and has stated the positive nature of the commitment. See Attachment 10.



## **OTHER PLANNING CONSIDERATIONS/INFORMATION (continued)**

### **II. BrowardNext - Broward County Land Use Plan Policies**

The proposed amendment is found to be **generally consistent** with the policies of the BrowardNext - Broward County Land Use Plan (BCLUP).

In addition, the proposed amendment has been evaluated for consistency and compliance with the policies of the BCLUP regarding Activity Centers. See Attachment 11. **The proposed amendment to establish an Activity Center that includes a mix of non-residential and residential uses will allow the City to facilitate and establish positive redevelopment opportunities in the north area of the City and ensure that an appropriate mix of uses is available to foster a sense of place where residents can live and work.**

### **III. Other Pertinent Information**

The proposed amendment area is located adjacent to the cities of Pompano Beach and Oakland Park. As such, Planning Council staff solicited comments from the adjacent municipalities. The City of Pompano Beach reviewed the proposed amendment and stated that it does not have comments. See Attachment 12. The City of Oakland Park has not submitted comments as of this writing.

Regarding the proximity to Fort Lauderdale Executive Airport (FXE), the City of Fort Lauderdale has provided a summary and mapping of the portion of the proposed amendment area that is impacted in excess of the 65 decibel DNL, as well as a summary of its zoning districts which define that residential uses are only permitted within the Activity Center boundaries east of Powerline Road and north of Cypress Creek Road and east of Andrews Avenue, south of Cypress Creek Road. The residential restrictions were reviewed by the FXE staff during the development of the zoning code in 2019. See Attachment 13.

The City of Fort Lauderdale has been conducting a public participation effort since 2016, including several community outreach workshops and public meetings. See Attachment 14.

Regarding notification of the public, the *Administrative Rules Document: BrowardNext* requires courtesy notification to property owners and those owners within a 300-foot radius of the amendment site. Broward County Planning Council staff sent approximately 126 courtesy notices to all property owners within the land use plan amendment boundaries and within 300 feet of the boundaries.



**SECTION VI**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 24-6**

**PLANNING ANALYSIS**

The City of Fort Lauderdale is proposing **to establish a 361.7-acre Activity Center** with a variety of residential and employment-based uses, including civic and open space uses. The proposed Uptown Urban Village Activity Center is currently developed with retail, office and warehouse uses. The area is generally surrounded by a mix of non-residential uses with Interstate 95 creating the easternmost boundary and Fort Lauderdale Executive Airport to the southwest.

The proposed amendment area is generally located on the west side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street. The Activity Center is bisected by Andrews Avenue, Powerline Road and the CSX Railroad, all of which are primary transportation corridors, and also includes the Tri-Rail Station just south of Cypress Creek Road. The City has indicated the intent of the amendment is to establish an underlying land use designation that aligns with the City's adopted Uptown Urban Village Master Plan with a single, unified land use designation that supports a mix of uses and transit supportive development, including housing, and which can capitalize on the strong employment base and existing transit services in the area. The Master Plan and form-based land development regulations contain requirements that encourage a mix of uses, transit and multi-modal improvements and connections, building design standards with a focus on quality design, affordable housing options and a sustainable future growth pattern.

Planning Council staff review indicates that the amendment is generally consistent with the Broward County Land Use Plan (BCLUP) policies concerning the Activity Center designation, noting the area proposes a mix of residential, hotel, office, commercial, industrial and community uses along primary transportation corridors with several multi-modal transportation options, including the Tri-Rail Station on the southwest quadrant of Cypress Creek Road and Andrews Avenue.

Planning Council staff's analysis finds the following:

- Based on information available, adequate **potable water plant capacity and supply, sanitary sewer, drainage, solid waste capacity and park acreage** will be available to serve the proposed land use. See Attachment 1.
- The proposed amendment is not projected to adversely impact the operating conditions of the **regional transportation network** as it will result in a decrease in the net number of p.m. peak hour trips. See Attachment 2.A.



**PLANNING ANALYSIS (continued)**

- Regarding impacts to **public schools**, the School Board of Broward County staff report states the proposed amendment would generate 339 additional students into Broward County Public Schools. The amendment is located within School District Planning Area “3,” which is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. See Attachment 4.
- Regarding impacts to **natural resources**, the Broward County Resilient Environment Department (BCRED) report indicates the proposed amendment area contains a protected natural land, the May Tract/Reflections Mitigation Area (wetland restoration area that prohibits development) and Site 66, which is listed as both a Local Area of Particular Concern (LAPC) and a Natural Resource Area on the Broward County Environmentally Sensitive Lands (ESL) Map. See Attachment 6. Planning Council staff notes that an application to remove Site 66 from the ESL Map is currently being processed but has not yet been scheduled for a Planning Council public hearing. The Broward County Environmental Permitting Division (BCEPD) and the Broward County Parks and Recreation Division (BCPRD) object to Site 66 being removed from the ESL Map, as it continues to demonstrate characteristics of a LAPC and with better management could be restored to high quality wetland habitat. See Attachments 6 and 7. The City of Fort Lauderdale acknowledges the pending request to remove Site 66 from the ESL Map and has indicated that any development of the site will be consistent with the outcome of that process. See Attachment 8.A.
- The City of Fort Lauderdale acknowledges the BCRED comments requiring a **Surface Water Management License** for parking lot protection, attenuation and flood protection, including the applicability of the future conditions map series in the redevelopment of the area for finished floor elevations, the current wet season water table and the future groundwater table elevations. The City will also seek to maximize open space to offset negative impacts on **water recharge capacity**. See Attachments 6 and 8.A.
- The BCRED report states that the portion of the Cypress Creek/C-14 Canal immediately east of the amendment area is identified as a primary travel corridor for the Florida manatee, a threatened species under the Federal Endangered Species Act. See Attachment 6. The City of Fort Lauderdale will review the applicable Broward County policies as they relate to **manatee protection**. See Attachment 8.A.
- Regarding **affordable housing**, the City of Fort Lauderdale has committed to restrict at least 15% (i.e. 635 dwelling units) of the proposed 4,239 dwelling units as affordable housing units. This commitment is reflected in corresponding text amendment PCT 24-3. The 15% set aside will be required for each residential project, with each project containing an affordable housing mix of up to the “moderate-income” level (up to 120% of median income) or below for a minimum of 30 years. The 15% set aside can also be satisfied with an in-lieu payment consistent with BCLUP Policy 2.16.4 (i.e. currently \$10,300) per unit for the total number of units within the project. See Attachment 8.A.



**PLANNING ANALYSIS (continued)**

In conclusion, Planning Council staff finds that the amendment proposes a mix of residential and non-residential uses that will be served by multi-modal transportation and transit options and will increase opportunities for residents to live and work in the same area. Planning Council staff recommends approval subject to the City's voluntary commitment to restrict 15% of the proposed dwelling units (at least 635 dwelling units) as affordable housing units at the "moderate-income" level (up to 120% of median income) or below for a minimum of 30 years, or in-lieu of payment, as memorialized in corresponding text amendment PCT 24-3. Further, any development of Site 66 on the ESL Map will conform with the outcome of the ESL site removal process.



**SECTION VII**  
**AMENDMENT REPORT**  
**PROPOSED AMENDMENT PC 24-6**

**ATTACHMENTS**

1. Broward County Planning Council Supplemental Report of June 2024
2. A. Broward County Planning Council Traffic Analysis of August 14, 2024  
B. Amendment Application Excerpt regarding Transportation
3. Broward County Transit Division Report of April 12, 2024
4. A. Broward County Urban Planning Division Report of May 15, 2024  
B. Amendment Application Excerpt regarding Affordable Housing
5. School Board of Broward County Consistency Review Report of May 1, 2024
6. Broward County Resilient Environment Department Report dated May 1, 2024
7. Broward County Parks and Recreation Division Report of May 3, 2024
8. A. Correspondence from Jim Hetzel, AICP, Principal Urban Planner, City of Fort Lauderdale Development Services Department, to Barbara Blake Boy, Executive Director, Broward County Planning Council, dated July 15, 2024  
B. Correspondence from Jim Hetzel, AICP, Principal Urban Planner, City of Fort Lauderdale Development Services Department, to Kent Walia, AICP, CFM, Planning Supervisor, Planning and Environmental Management, Florida Department of Transportation – District 4, dated July 15, 2024
9. Broward County Housing Finance Division Report of May 28, 2024
10. Updated Broward County Housing Finance Division Report of July 19, 2024
11. A. BrowardNext - Broward County Land Use Plan Policies, “Activity Center,” Planning Council Staff Review Comments  
B. Map – Amendment Area within ¼ Mile of Transit Routes  
C. City of Fort Lauderdale Adopted Comprehensive Plan Excerpt



**ATTACHMENTS (continued)**

12. Email correspondence from Jean Dolan, AICP, CFM, Principal Planner, City of Pompano Beach, to Deanne Von Stetina, AICP, Assistant Executive Director, Broward County Planning Council, dated April 1, 2024
13. Amendment Application Excerpt regarding Fort Lauderdale Executive Airport
14. Public Outreach Submitted by the City of Fort Lauderdale
15. Broward County Water Management Division Report of April 23, 2024



# ATTACHMENT 1

## BROWARD COUNTY PLANNING COUNCIL SUPPLEMENTAL REPORT PUBLIC SERVICES AND FACILITIES

### BROWARD COUNTY LAND USE PLAN AMENDMENT NUMBER PC 24-6

Prepared: June 2024

#### **POTABLE WATER**

The proposed amendment site will be served by the Broward County District 1 Water Treatment Plant, which has a current capacity of 16 million gallons per day (mgd), and by the Fort Lauderdale Fiveash and Peele-Dixie Water Plants, which have a current capacity of 82 mgd. The current and committed demand on the District 1 treatment plant is 8.08 mgd, with 7.92 mgd available. The current and committed demand on the Fiveash and Peele-Dixie treatment plants is 36.27 mgd, with 45.73 mgd available. The wellfields serving the amendment site have a permitted withdrawal capacity of 10.93 mgd (Broward County) and 66.82 mgd (Fort Lauderdale), with 2.85 mgd and 30.55 mgd respectively, available for water withdrawal, both of which expire on December 27, 2065. Planning Council staff utilized a level of service of 170 gallons per day (gpd) per capita (2.28 persons per household (pph)) for residential uses, 150 gpd per hotel room, 0.1 gpd per square foot for commerce and industrial uses and 0.2 gpd per square foot for office and community facility uses. The amendment will result in a net increase of 1.7 mgd on the projected demand for potable water. Sufficient potable water supply and treatment capacity will be available to serve the proposed amendment site. Broward County adopted its 10-Year Water Supply Facilities Work Plan (WSP) on April 21, 2020, and the City of Fort Lauderdale adopted its WSP on June 16, 2020.

#### **SANITARY SEWER**

The proposed amendment site will be served by the Broward County District 1 Wastewater Treatment Plant, which has a current capacity of 95 mgd, and by the Fort Lauderdale G.T. Lohmeyer Wastewater Plant, which has a current capacity of 56.6 mgd. The current and committed demand on the District 1 treatment plant is 71.25 mgd, with 23.75 mgd available. The current and committed demand on the G.T. Lohmeyer treatment plant is 54.37 mgd, with 2.23 mgd available. Planning Council staff utilized a level of service of 170 gpd per capita (2.28 pph) for residential uses, 150 gpd per hotel room, 0.1 gpd per square foot for commerce and industrial uses and 0.2 gpd per square foot for office and community facility uses. The amendment will result in a net increase of 1.7 mgd on the projected demand for sanitary sewer. Sufficient sanitary sewer capacity will be available to serve the proposed amendment site.

#### **SOLID WASTE**

The proposed amendment site will be served by Win-Waste Innovation Technology South Broward Facility, which has a capacity of 2,250 tons per day (tpd) and a demand of 1,986 tpd, with 264 tpd available. Planning Council staff utilized a level of service of 7.2 pounds per day per capita (2.28 pph) for residential uses, 3 pounds per day per hotel room, 4 pounds per 100 square feet per day for commerce uses, 2 pounds per 100 square feet per day for industrial uses and 1 pound per 100 square feet per day for office and community facility uses. The proposed amendment will result in a net decrease of 30,297 pounds per day or 15 tpd on the projected demand for solid waste. Sufficient solid waste capacity will be available to serve the proposed amendment site.



### ***DRAINAGE***

The proposed amendment site is located within the jurisdiction of the Broward County Resilient Environment Department (RED). A surface water management permit from RED may be required prior to any construction.

### ***PARKS AND OPEN SPACE***

The City of Fort Lauderdale has 1,090.93 acres in its parks and open space inventory. The 2045 projected population (247,613) requires approximately 742.84 acres to meet the community parks acreage requirement of 3 acres per one thousand persons population. The amendment will result in a net increase of 28.99 acres on the projected demand for local parks. The City of Fort Lauderdale continues to meet the community parks acreage requirement of the Broward County Land Use Plan of 3 acres per one thousand persons population. In addition, the Activity Center will have a minimum of 7 acres of recreation and open space within its boundaries.



## ATTACHMENT 2.A.

### ***TRAFFIC ANALYSIS - Peak PC 24-6***

Prepared: August 14, 2024

#### **INTRODUCTORY INFORMATION**

Jurisdiction: City of Fort Lauderdale

Size: Approximately 361.7 acres

#### **TRIPS ANALYSIS**

##### **Potential Trips – Current Land Use Designations**

Current Designation: Commerce

Potential Development: 3,617,000 square feet of commercial uses  
3,617,000 square feet of office uses  
3,617,000 square feet of industrial uses

Trip Generation Rates: “ITE Equation (820) Shopping Center”\*  
“ITE Equation (710) General Office Building”  
“ITE Equation (110) General Light Industrial”

Total Trips:  $14,794 + 5,208 + 2,894 = 22,896$  peak hour trips

##### **Potential Trips – Proposed Land Use Designations**

Proposed Designation: Activity Center

Potential Development: 4,239 dwelling units  
1,600 hotel rooms  
1,449,494 square feet of commercial uses  
4,374,186 square feet of office uses  
2,262,922 square feet of industrial uses  
152,611 square feet of community and civic facilities uses  
7.0 acres minimum of recreation and open space uses

Trip Generation Rates: “ITE Equation (231) Mid-Rise Residential with Ground-Floor Commercial)”  
“ITE Equation (310) Hotel”  
“ITE Equation (820) Shopping Center”  
“ITE Equation (710) General Office Building”\*  
“ITE Equation (110) General Light Industrial”  
“ITE Equation (733) Government Office Building”  
“ITE Equation (411) Public Park”



**Potential Trips – Proposed Land Use Designations (continued)**

Total Trips:	$2,957 + 1,075 + 5,513 + 5,858 + 1,684 + 453 + 21 = 17,561$ peak hour trips**
--------------	--

<b><u>Net P.M. Peak Hour Trips</u></b>	<b><u>- 5,335 peak hour trips</u></b>
--	---------------------------------------

**PLANNING COMMENTS**

The proposed amendment is projected to decrease traffic on the regional transportation network by approximately 5,335 p.m. peak hour trips at the long-range planning horizon. As such, the proposed amendment is not anticipated to negatively impact the operating conditions of the regional transportation network.

**Notes:**

\*Institute of Transportation Engineers (ITE) traffic generation equations from “Trip Generation - Tenth Edition,” the professionally accepted methodology for estimating the number of vehicle trips likely to be generated by a particular land use.

\*\*Reflects an internal capture rate of 7% consistent with the ITE guidelines.



## ATTACHMENT 2.B.

4. Provide any relevant transportation studies relating to this amendment, as applicable.

A number of transportation planning studies are underway at this time within the study area or adjacent to it. City staff has coordinated with all of the partner agencies including FDOT, Broward County Transit (BCT), Broward County Planning Council (BCPC), Broward MPO, and Broward County Traffic Engineering Department (BCTED) since April 2016 on a regular basis to integrate all on-going projects and planning initiatives to the extent possible.

**Andrews Ave Corridor Pre-Design Project ID: CPD02**

As part of the Broward County Surtax program, Broward County is using the funds to research and propose a grouping of projects for design and construction.

**Comprehensive Operational Analysis and General Transit Planning – Project ID: TP01**

As part of the Broward County Surtax program, Broward County is using the funds to study a systemwide Transit Service Planning and Comprehensive Operational Analysis.

**Transit Systemwide Plan – Project ID: TP02**

As part of the Broward County Surtax program, Broward County is using the funds to study a systemwide Study, Planning, and Preliminary Engineering for Bus Rapid Transit and Rail alignments.

**I-95 PD&E Study**

In 2018 the FDOT has completed their I-95 PD&E Study from South of SR 870/Commercial Boulevard to North of Cypress Creek Road. Below are the proposed improvements as a result of the PD&E Study:

- I-95 southbound Collector Distributor (CD) Road System.
- Reconstructed/Proposed Two-lane Southbound Off-Ramp to Commercial Boulevard with Dual Right Turn Lanes.
- Reconstructed/Proposed Two-Lane Southbound On-Ramp from N. Andrews Avenue (Tie into CD Road System).
- N. Andrews Avenue/Cypress Creek Road – Proposed Additional Right Turn Lane.
- Bike Lanes on Cypress Creek Road.
- Reconstructed I-95 Northbound to Westbound Off-Ramp.
- Commercial Boulevard/Powerline Road Intersection Improvements – Including Additional Southbound Left Turn Lane, Additional Westbound Through Lane.
- Reconstruct a Portion of the Existing I-95 Westbound to Southbound Flyover (Transition Two Lanes to One Lane).
- Proposed Triple Right Turn Lanes from NB I-95 to Eastbound Commercial Boulevard.
- Commercial Boulevard/N. Andrews Avenue Intersection Improvements – Including Bridge Over N. Andrews Avenue, Additional Southbound Left Turn Lane, Additional Eastbound Through Lane.
- Bike Lanes on Commercial Boulevard.



#### Cypress Creek Mobility Hub Streetscape Improvements

The FDOT is assisting the Broward MPO in advancing the streetscape concepts identified for the following facilities in the Cypress Creek Mobility Hub Master Plan into the construction phase.

- Resurfacing and minor widening of Cypress Creek Road
- Pedestrian and Bicycle improvements along Cypress Creek Road
- Resurfacing of N Andrews Way
- New sidewalk along both sides of N Andrews Way
- Resurfacing of NW 59th Court and new curb and gutter along both sides
- Shared use path along south side and new sidewalk along north side of NW 59th Court

The goal of this project is to construct specific bicycle/pedestrian and safety improvement projects that will help the Broward MPO achieve their goal of a multi modal region.

#### Cypress Creek Mobility Hub Master Plan

The Broward MPO completed the Cypress Creek Mobility Hub Master Plan in 2015. This Master Plan was very comprehensive in that it included three key components, existing conditions analysis, economic and market assessment and alternative development strategies for implementation. An integral component of this Master Plan was enhancing bicycle and pedestrian connectivity to the existing Cypress Creek Tri-Rail station. To this end, alternative streetscape concepts were developed for several streets that are within this amendment's study area including Andrews Avenue, Andrews Way, NW 6th Way, NW 59th Court, and Cypress Creek Road.

#### Developing Long-Term Strategies for Resiliency in the Face of Climate Change: The Uptown Urban Village, 2014; Technical Assistance Panel (TAP), Urban Land Institute (ULI)

The ULI's TAP investigated strategies that could be used to create a walkable, livable village core with the Uptown neighborhood - the amendment area. Key strategies included creating pedestrian linkages, reducing posted speed limits, greenways, pathways and linear parks, on-street parking, streetscape improvements to provide shade and aesthetics, safe street crossing as well as a multiway boulevard concept for Cypress Creek Road.



## ATTACHMENT 3



Transportation Department

### TRANSIT DIVISION - Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

### VIA EMAIL

April 12, 2024

Deanne D. Von Stetina  
Assistant Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301



RE: Land Use Plan Amendment (LUPA) – Uptown Urban Village - Transit Verification Letter

Dear Deanne D. Von Stetina,

Broward County Transit (BCT) has reviewed your correspondence dated March 29, 2024, regarding the proposed Land Use Plan Amendment (LUPA) for PC 24-6 Uptown Urban Village of Fort Lauderdale, Florida 33309 for current and planned transit service. The transit service provided within a quarter mile of the amendment site is limited to BCT Fixed Routes 14, 60, and 62. Please refer to the following table for detailed information.

*The first row lists the column headings: Bus Route, Days of Service, Service Span, and Service Frequency. The second row details service for BCT Route 14 on weekdays, Saturday, and Sunday line by line. For example, on weekdays BCT Route 14 runs 4:44 a.m. - 12:19 a.m. with a frequency of 27 minutes.*

BUS ROUTE	DAYS OF SERVICE	SERVICE SPAN A.M. – P.M.	SERVICE FREQUENCY
14	WEEKDAY	4:44 A.M. – 12:19 A.M.	27 Minutes
	SATURDAY	5:12 A.M. – 11:23 P.M.	40 Minutes
	SUNDAY	7:41 A.M. – 9:05 P.M.	53 Minutes
60	WEEKDAY	5:13 A.M. – 12:07 A.M.	32 Minutes
	SATURDAY	5:19 A.M. – 11:27 P.M.	40 Minutes
	SUNDAY	9:00 A.M. – 9:37 P.M.	60 Minutes
62	WEEKDAY	4:53 A.M. – 11:54 P.M.	33 Minutes
	SATURDAY	5:57 A.M. – 11:23 P.M.	30 Minutes
	SUNDAY	6:40 A.M. – 10:48 P.M.	33 Minutes





Transportation Department

**TRANSIT DIVISION - Service and Capital Planning**

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

BCT can accommodate additional transit demand, as described in the Mass Transit Analysis, with planned fixed route bus service to the amendment site.

As part of the Transportation Surtax, BCT will be implementing fixed route bus improvements, including shorter headways and increased span of service on weekdays and weekends, in addition to new service types like demand-response. The development of subject property will support the utilization of mass transit by increasing the residential opportunities along an existing transit route. The proposed development will provide safe circulation routes for pedestrians and bicycles including transit connectivity between existing sidewalks and proposed future bus stops.

Please be advised that the needs of any existing or future bus stops located adjacent or within the amendment site will be addressed during the project's development review process.

Please feel free to call me at 954-357-7748 or email me at [apeebles@broward.org](mailto:apeebles@broward.org) if you require any additional information or clarification on this matter.

Sincerely,

*Antigone Peebles*

Antigone Peebles, MBA

Planner

Service and Strategic Planning – Broward County Transit

Broward County Board of County Commissioners

Mark D. Bogen • Lamar P. Fisher • Beam Furr • Steve Geller • Robert McKinzie • Nan H. Rich • Hazelle P. Rogers • Tim Ryan • Michael Udine  
[www.broward.org](http://www.broward.org)





Resilient Environment Department  
**URBAN PLANNING DIVISION**

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

## ATTACHMENT 4.A.

**DATE:** May 15, 2024

**TO:** Barbara Blake Boy, Executive Director  
Broward County Planning Council

**FROM:** Josie P. Sesodia, AICP, Director  
Urban Planning Division



**SUBJECT:** *PC 24-6: Uptown (Fort Lauderdale)*

The Broward County Urban Planning Division (UPD) staff reviewed proposed amendment PC 24-6. The proposed amendment site is in the City of Fort Lauderdale involving approximately 361.7 acres currently designated as Commerce. The amendment proposes:

*Current Designation:* Commerce

*Proposed Designation:* *Activity Center* consisting of:  
4,239 dwelling units  
1,600 hotel rooms  
2,449,494 square feet of commercial uses  
4,374,186 square feet of office uses  
2,262,922 square feet of industrial uses  
152,611 square feet of community and civic facilities uses  
7.0 acres minimum of recreation and open space uses

*Estimated Net Effect:* Addition of 4,239 dwelling units [0 dwelling units currently permitted by the BCLUP]  
Addition of 1,600 hotel rooms  
Reduction of 2,802,390 square feet of commercial uses  
Reduction of 877,698 square feet of office uses  
Reduction of 2,988,962 square feet of industrial uses  
Addition of 152,611 square feet of community uses  
Addition of 7.0 acres minimum designated for recreation and open space

### Analysis of Natural and Historic Resources

A. The County's archaeological consultant reviewed the application and based on the available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity.



B. Comments and recommendations pertaining to this land use plan amendment for historic/archaeological resources:

1. Previously recorded archaeological site 8BD60 / Fort Lauderdale Canoe is located within the project area, however, site 8BD60 is an isolated discovery (canoe) that was previously removed from the location of 8BD60. There are no extant archaeological resources known within the project area.
2. Archaeological and historical resources in the city are outside the jurisdiction of the Broward County historic preservation ordinance (B.C. Ord. 2014-32). The property owner / agent is advised to contact the municipality to seek project review for compliance with municipal historic preservation regulations.

Contact: Ella Parker  
Urban Design and Planning manager  
Department of Sustainable Development  
700 Northwest 19th Ave  
Fort Lauderdale, Florida 33111  
Telephone: (954) 828-3729  
Telephone: [eparker@fortlauderdale.gov](mailto:eparker@fortlauderdale.gov)

3. If unmarked burials are discovered, then, pursuant to Florida State Statutes, Chapter 872.05, "all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist."

Contact: Broward County Medical Examiner  
5301 S.W. 31st Avenue  
Fort Lauderdale, Florida 33312  
Telephone: (954) 357-5200  
Fax: (954) 327-6580  
Email: [Med\\_Exam\\_Trauma@broward.org](mailto:Med_Exam_Trauma@broward.org)  
Website: <http://www.broward.org/MedicalExaminer>

Affordable Housing

The Urban Planning Division (UPD) staff has reviewed this application for compliance with the applicable affordable housing policies in the BCLUP:

- A. Background. The application to designate a new Activity Center in the City of Fort Lauderdale includes the allocation of 4,239 dwelling units. The application does not demonstrate that any of the proposed dwelling units will be dedicated as affordable.



- B. BCLUP Policy 2.16.2. Amendments that propose to add 100 or more residential dwelling units to the existing approved densities are subject to the requirements of BCLUP Policy 2.16.2 and Article 5 of the Administrative Rules Document. Policy 2.16.2 requires the involved municipality to estimate its supply of affordable housing utilizing the data and methodology referenced within the "Broward County Affordable Housing Needs Assessment," 2018, prepared by the Metropolitan Center Florida International University, as may be updated and accepted by the Broward County Board of County Commissioners, after January 7, 2021. Currently no residential units are permitted under the existing Land Use and this request represents an increase of 4,239 dwelling units. Therefore, Policy 2.16.2 applies to this project.

Per Policy 2.16.2, at the time of the County's consideration of the applicable land use plan amendment, the City must demonstrate that it has implemented or ensured adoption of appropriate policy and program measures to achieve and/or maintain a sufficient supply of affordable housing for each of the following affordable housing income categories defined by the Broward County Land Use Plan: very-low, low, and moderate.

The application for the Uptown Urban Village Activity Center includes a current affordable housing analysis utilizing the County's adopted methodology which shows that the City of Fort Lauderdale (City) has a deficit of low and moderate income owner units (2,516 units) and a shortage of very low- and low-income renter units (2,941 units); however, it has a surplus of 5,819 moderate income rental units.

The application demonstrates at Table 2 below existing projects within the proposed Activity Center which received flex unit allocations to develop 807 dwelling units, of which 32 units (or 4%) are designated as affordable housing.

<b>TABLE 2 FLEX ALLOCATION IN LUPA AREA</b>				
<i>PROJECT</i>	<i>PROJECT ADDRESS</i>	<i>MARKET</i>	<i>AFFORDABLE</i>	<i>TOTAL</i>
Fairfield Cypress Creek	6500 N. Andrews Avenue	287	8	295
Mayla	6261 NW 6 <sup>th</sup> Way	312	0	312
Avery Mixed Use	6210 N. Andrews Avenue	176	24	200
<b>TOTAL</b>		<b>775</b>	<b>32</b>	<b>807</b>

*Source: City of Fort Lauderdale, Urban Design and Planning*

The City identifies a variety of affordable housing implementation strategies, including:

- Programs and policies to maintain existing affordable housing stock through State funding;
- City's Affordable Housing Trust Fund administered by the Housing and Community Development Division (HCD);
- Specific set aside requirements for new affordable housing units;
- Land use regulations that promote construction of affordable housing units based on building height and density incentives;
- Payment of in-lieu fees in accordance with BCLUP Policy 2.16.4;



- Reduction of parking requirements for affordable units; and,
- Streamlined development approval process.

While the City's application does not ensure any of the requested 4,239 units will be set aside as affordable, its affordable housing policies, programs and funding mechanisms, are consistent with the requirements of Policy 2.16.2.

C. BCLUP Policy 2.4.5

Policy 2.4.5 requires that Activity Centers meet community needs for affordable housing. The City's application includes affordable housing policies that contain a payment-in-lieu option that may apply to bonus units that are approved under the City's Density Bonus Program. Developers have an option of paying \$10,000 for all residential units in development, increasing by 3% annually. Payment in lieu of funds for dwelling units within the Activity Center are split between the Broward County Affordable Housing Trust Fund and City of Fort Lauderdale Affordable Housing Trust Fund, to be paid at the time of building permit issuance.

There is no requirement for affordable units and no certainty that future developers will seek bonus density for projects in the Activity Center. However, the existing Bonus Density program does minimally satisfy the requirements of Policy 2.4.5.

- D. Conclusion. The proposal adds 4,239 dwelling units and the applicant does not propose to set aside any of these units as affordable housing. However, the application does satisfy the requirements of BCLUP Policy 2.16.2, Policy 2.4.5, and Administrative Rules Document Article 5.

Redevelopment Analysis

The amendment site is not located within a Community Redevelopment Area.

Intergovernmental Coordination

The site borders the City of Pompano Beach to the north and the City of Oakland Park, east of I-95.

Complete Streets

The BCLUP contains policies and recommended practices to promote complete streets that integrate all modes and facilities for all users based on the context. The following apply to this proposed amendment:

- **Policy 2.4.7:** Local governments shall include within their local land use element policies that seek to accomplish fully-connected routes to all destinations within the Activity Center by ensuring convenient access to high use mass transit stops or multi-modal facilities, encouraging internal transit systems (e.g. trolley, community transit services) and incorporating pedestrian and bicycle paths, as well as greenways.



- **Policy 2.4.10:** Local governments shall include within their land use element policies to ensure Activity Centers contain design features that promote and enhance pedestrian mobility and safety, based on the following characteristics:
  - Integrated transit stops or stations (within the area) to encourage transit usage/multimodalism and provide safe and comfortable service including amenities such as seating on benches or planter ledges, shade, lighting, trash receptacles, information kiosks and bicycle parking.
  - Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and discourage high speed traffic. The paths should be spatially defined by buildings, adequately landscaped and lighted, and provide ample opportunities for shade and shelter from the elements.
  - Buildings should front the street (zero or minimal setbacks are encouraged).
  - Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
  - Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).
- **Policy 3.6.2** states that ample and secure bicycle parking should be incorporated into non-residential and mixed-use redevelopments. The bicycle parking should be consistent with the Broward County “End of Trips Facilities Guide.”
- **Policy 3.6.5** states that development designs should be context-sensitive and consider existing and planned adjacent land uses. Development projects should be considered both separately and as part of a connected network with integrated pedestrian, bicycle and transit facilities generally consistent with the Broward Complete Streets Guidelines or equivalent principles.
- **Policy 3.6.6** states that transportation facilities and services should be developed inclusive of all modes of transportation in a manner generally consistent with the Broward Complete Streets Guidelines, or equivalent principles, encouraging infill development and promoting the efficient use of urban services.

*Project Description:* The site consists mostly of suburban development, including office buildings, hotel, and retail. The northern part of the site includes a mobile home park and a Tri-Rail Station (regional commuter rail). Notable uses within two (2) miles of the project boundaries include the Fort Lauderdale Executive Airport to the south and west and the Isle Casino Racing at Pompano to the north and west. The City adopted a mixed-use, transit supportive master plan for this Activity Center, as well as a zoning code for the Uptown Urban Village.

*School Proximity:* Several schools are located within two miles of the site on the east side of I-95, including Lloyd Estates Elementary School, Rickards Middle School, and Northeast High School. Students need to travel over or under I-95 to get to school. Broward County Public Schools generally does not provide bus transportation within two



miles of a school; however, it may be provided here due to the “hazardous walking conditions.” Designing safe routes to school should be considered.

*Commercial and Civic Uses in Proximity:* A limited selection of restaurants, fast-food establishments and gas station convenience stores are available on Andrews Avenue north of Cypress Creek Road, and to the south of the site on Commercial Boulevard.

*Traffic Projections and Project Access:* Regional roadways and public transit are accessible, but the area is not bicycle or pedestrian friendly. Trip generation calculations indicate a reduction in trips; therefore, road impacts are expected to be minimal. The Application lists several transportation improvement projects that include pedestrian and bicycle enhancements, including shared-use paths on the south side of Cypress Creek Road (Cypress Creek Mobility Hub), Andrews Avenue, and approaches to the Cypress Creek Tri-Rail station on North Andrews Way.

*Onsite Pedestrian and Bicycling Features:* The site has perimeter sidewalks, but the sidewalks have a few gaps. One example is around the mobile home development and the north side of NW 59<sup>th</sup> Court. The Activity Center lacks safe bicycling facilities and Powerline Road is a high pedestrian and bicycle crash corridor. The Application states that several heavily used local roads are the subject of transportation studies. Proposed projects include bicycle and pedestrian improvements, including widening sidewalks for shared-use paths. An Urban Land Institute (ULI) Study included with the application recommends creating compact development, establishing a more connected network to promote walkability, improving pedestrian linkages and corridors, and increasing shade along paths and open spaces.

The Uptown Urban Village Design Standards recommend providing greater connectivity between uses, improving streetscapes, and establishing a denser network of secondary and tertiary streets.

The City of Fort Lauderdale’s website states that bicycle racks should be provided for 30% of the occupants of residential buildings. For commercial buildings, the percentage is 10% of occupancy, but racks for visitors should be added based on the size of the buildings. To further encourage cycling to work, changing and showering facilities, as well as emergency bicycle repair kits (i.e. air pump, tire patches) could be offered in office and commercial buildings.

*Transit Service:* Three (3) Broward County Transit (BCT) routes currently serve the study area during the A.M. and P.M. peak hours with headways ranging from 33 to 60 minutes:

1. Route 14 along McNab Road and Andrews Avenue, which stops at the Tri-Rail Station;
2. Route 60 along Andrews Avenue;
3. Route 62 along McNab Road and Andrews Avenue.

The SFRTA provides commuter rail service in Miami-Dade, Broward, and Palm Beach Counties, between Miami International Airport (MIA) and Mangonia Park in Palm Beach County. In Broward County, there are seven stations including the Cypress Creek Tri-Rail



station that is located within the study area. Weekday services headways vary from 20 minutes (peak hours) to 60 minutes; 60-minute headways on weekends.

### ***Broward County Staff Complete Streets Comments***

The application states that the intent of establishing the Activity Center is to provide unified land use designation that supports a mix of uses and transit supportive development. Transit supportive development should internally capture as many trips as possible and be served by local and regional public transportation. The site's internal connectivity could be improved by increasing connectivity of the internal street network and/or the addition of pedestrian and bicycle pass-throughs as proposed in the Uptown Master Plan's mobility network. The design standards manual for the proposed project includes features that support greater multimodal transportation options. However, the adopted land development regulations (Section 47-37B. - Uptown Urban Village Zoning Districts) only address building form based on street types and do not address the implementation of network connectivity.

*Broward County staff suggests that the City of Fort Lauderdale consider the following:*

- Implement the following eight principles to achieve true transit-oriented urban form: walkable, cyclable, connected, seamless incorporation of transit, mix of active land uses, higher density, compact, and promote the shift from single-occupant vehicles to transit with other supportive features such as reduced parking. (For more information see the [Institute for Transportation and Development Policy's Eight Principle of Transit Oriented Development](#) and the [Broward Metropolitan Planning Organization's Complete Streets Design Guidelines 2.0](#))
- Create a dense network of streets and paths to increase pedestrian and cyclist connectivity.
- Design the train station site and surroundings to establish pedestrian connections to neighboring development and pedestrian-oriented retail along streets that lead to the train station. (For more information see [Transit Oriented Development Institute's Transit Oriented Development Principles](#))
- Provide smaller block sizes to achieve compact development and improved connectivity. (For more information see the [Urban Form Standard's Block Size Rules](#) and [Congress for New Urbanism's Eleven ways to retrofit suburbs](#)).
- Where smaller blocks are not possible, consider requiring new development to install cross-property access ways, parallel parking spaces, sidewalks, marked crosswalks, shade trees, bicycle and pedestrian safety signage, and pedestrian passages from building frontage to rear parking.
- Require safe and continuous sidewalks or similar direct connections between buildings (existing and new), residential and non-residential uses, and surrounding street network.
- Promote shared parking garages for multiple uses/buildings, and place parking behind buildings along activated frontage streets.
- Connect detached parking garages to buildings with a covered sidewalk/breezeway to reduce heat, protect from the elements.



- Install non-glare pedestrian-scale lighting, shade elements, and strategic cover from the elements along all sidewalks to make them more comfortable for all users.
- Require electric vehicle charging for residents, employees and visitors as part of parking standards for larger buildings.
- Require bicycle “end-of-trip” facilities in all buildings consistent with the Broward Complete Streets Master Plan Design Guidelines 2.0 and BrowardNEXT Policy 3.6.2., including but not limited to bike parking and lockers.
- Promote shared mobility opportunities (such as bike or scooter rentals) in larger buildings.
- Consider [level of traffic stress](#) and perception of personal safety in sidewalk design, for example using wider paths, pedestrian scale lighting, CPTED principles and “eyes-on-the-street”. (For more information see the [Florida Department of Transportation's 2023 Multimodal Quality/Level of Service Handbook](#).)
- Coordinate with regional and state transportation agencies on improving safety on Powerline Road within or near the proposed Activity Center.

Should you need additional information, please contact Heather E. Cunniff, AICP, Planning Section Supervisor at 954-357-5657 or [hcunniff@broward.org](mailto:hcunniff@broward.org).

cc: Darby Delsalle, AICP, Assistant Director, Urban Planning Division  
Heather Cunniff, AICP, Planning Section Supervisor, Urban Planning Division  
Richard Ferrer, Historic Preservation Officer, Urban Planning Division  
Susanne Carrano, Senior Planner, Urban Planning Division  
Sara L. Forelle, AICP, Senior Planner, Urban Planning Division  
Ralph Stone, Director, Housing Finance Division  
Leonard Vialpando, Director, Resilient Environment Department



## ATTACHMENT 4.B.

### 7. AFFORDABLE HOUSING

Describe how the local government is addressing Broward County Land Use Plan Policy 2.16.2, consistent with Article 5 of this Document.

#### Summary

The City utilizes a variety of implementation mechanisms for affordable housing. Consistent with Broward County Land Use Policy 2.16.2, the City has the following strategies:

- Programs and policies to maintain existing affordable housing stock through State funding;
- Specific set aside requirements for new affordable housing units;
- Land use regulations which promote the construction of affordable housing units based on building height incentives and density incentives;
- Pay in-lieu fees;
- Streamlined development approval process.

#### Existing Affordable Housing Policy for Uptown

The City Commission adopted the Uptown Master Plan and form-based code regulations in November 2019. The adopted zoning regulations offer incentives to encourage, support, and assist affordable housing development. Incentives have been established through both city and county policies, offering density bonuses, funding opportunities, and access to residential units.

Specifically, the city's Unified Land Development Regulations, Section 47-23.16.B.2.a, Uptown Urban Village, provides an option for developers to request density increase if affordable units are included in the development. This allows an increase from the maximum density of 50 dwelling units per acre to no more than 100 dwelling units per acre based on a formula. Each housing unit set-aside at eighty percent (80%) of the median family income (MFI) is allocated an additional four market rate units, and each housing unit set-aside at one hundred percent (100%) of the MFI is allocated an additional two market rate units. During application submission applicants are required to submit an affordable housing development plan outlining adherence to the city's affordability requirements. Prior to building permit issuance applicants shall record a 30 year deed restriction and an affordable housing development plan. Thereafter, applicants are responsible for submitting an annual affordable housing affidavit to ensure continued affordability.

ULDR currently states that residential unit distribution is based on available residential flexibility units, but there are no longer market rate flexibility units available; however there are approximately 1,780 affordable flexibility units remaining for citywide distribution. The Uptown Urban Village is in the early stages of redevelopment and the proposed LUPA would provide access to market rate units while simultaneously allowing the use of the affordable housing density incentive.

#### Proposed LUPA Affordable Housing Policy

The LUPA proposes 4,000 new residential units plus 1,046 existing units totaling 5,046. Existing units include the 239 mobile homes and 807 units with new approved development, which were approved post adoption of the Uptown regulations. Of the 807 new units, 32 units are restricted as affordable which represents approximately 4% of the newly approved development. The property containing the existing mobile home is anticipated to be redeveloped and the City has engaged the property owner/anticipated developer to address the need to replace the mobile homes with affordable units. City is exploring other options to increase affordable units in the Uptown area.



#### Citywide Policy

On September 22, 2022, the city adopted County Policy 2.16.4., as reflected under ULDR Section 47-23.16.B.2.c, permitting residential density on properties with direct access to state roads and county arterials that have a future land use of Commercial, Employment Center, Industrial, and Office Park. Property owners abutting NW 62nd Street and West McNab Road have an opportunity to receive residential units in exchange for affordable housing development, the recordation of a 30 year deed restriction, and adherence to policy specific site plan development requirements. Developers may receive residential units based on the following formulas:

- Moderate Income: six bonus units for every one moderate income unit
- Low Income: nine bonus units for every one low income unit
- Very-Low Income: 19 bonus units for every one very-low income unit

Units distributed under Policy 2.16.4 and the city's initiated affordable housing density bonus programs require the submission of an annual affordable housing affidavit to ensure continued affordability compliance.

Both County and City affordable housing policies contain a payment in-lieu option that can apply to units distributed under Policy 2.16.4 and RAC units. Developers have an option of paying \$10,000 for all residential units in development, increasing by 3% annually. Payment in lieu of funds collected for units distributed through Policy 2.16.4 are split between the Broward County Affordable Housing Trust Fund and City of Fort Lauderdale Affordable Housing Trust Fund, to be paid at the time of building permit issuance. Payment in-lieu of funds received collected for RAC units are also collected at the time of building permit issuance, with all funds being deposited into the City's Affordable Housing Trust Fund.

In addition, a citywide policy applying to all deed restricted affordable housing units is the reduction of parking to 1 parking space per affordable house unit and provides access to a multifamily parking reduction if at least ten percent (10%) of units are set-aside as affordable.

#### Housing and Community Development Division

The City of Fort Lauderdale Housing and Community Development Division (HCD) administers and coordinates programs for affordable housing, community development, public service initiatives, and small business assistance that targets and benefits low- and moderate-income residents. HCD is the primary custodian of approximately \$10M - \$12M annually in Federal and State funding. Programs overseen by HCD include the following programs:

- HOME Investment Partnerships Program (HOME), a United States federal assistance provided by the U.S. Department of Housing and Urban Department (HUD) to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people.
- Housing Opportunities for Persons with AIDS (HOPWA) program, providing aid to people living with HIV/AIDS. Under the HOPWA program, the Housing & Urban Development (HUD) Department offers Community-Based Housing, Project-Based Rent, Tenant-Based Rental Vouchers, Short-Term, Rent, Mortgage and Utilities assistance (STRMU), Move-in Assistance (PHP) and Housing Case Management.
- State Housing Initiatives Partnership (SHIP) program, providing down payment assistance for first-time home buyers and funding for housing rehabilitation.
- City's Affordable Housing Trust Fund, established to maintain existing affordable housing stock and fund the construction of new affordable housing projects. Funding is supported by Broward County Policy 2.16.4 and the sale of municipal lands.

#### Affordable Housing Data

The affordable housing data contained herein is based on the "Broward County Affordable Housing Needs Assessment" prepared by Metropolitan Center, FIU, October 11, 2022, referred to "Assessment" hereafter, and City data from 2022 to current data. The existing supply and demand for Fort Lauderdale is depicted below from the Assessment.



Existing Housing Supply/Demand Analysis  
**Fort Lauderdale**

Total Owner-Occupied Units: 40,388  
Median household Income: \$64,313  
Median Owner Value: \$350,900  
Cost-Burdened Owner Units: 12,693 (31.7%)  
"Severely" Cost-Burdened Owner Units: 6,012 (15.0%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
Low Income Owners	51-80% Median		51% Median	80% Median	51-80% Median	
	\$32,800 - \$51,450	5,092	\$98,399	\$154,351	2,815	-2,278
Moderate Income Owners	81-120% Median		81% Median	120% Median	81-120% Median	
	\$51,451 - \$77,176	6,241	\$154,352	\$231,527	6,004	-238
Moderate Income Owners and Renters*	81-120% Median		81% Median	120% Median	81-120% Median	
	\$51,451 - \$77,176	12,273	\$154,352	\$231,527	6,004	-6,269

Total Renter-Occupied Units: 34,580  
Median Renter household Income: \$47,108  
Median Gross Rent: \$1,353  
Cost-Burdened Renter Units: 18,773 (56.7%)  
"Severely" Cost-Burdened Renter Units: 9,053 (27.3%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
Extremely Low Income	0-30% Median		0% Median	30% Median	0-30% Median	
	\$0 - \$14,132	5,132	\$0	\$353	776	-4,356
Very Low Income	31-50% Median		31% Median	50% Median	31-50% Median	
	\$14,133 - \$23,554	3,170	\$353	\$589	799	-2,371
Low Income Renters	51-80% Median		51% Median	80% Median	51-80% Median	
	\$23,555 - \$37,686	5,136	\$589	\$942	4,556	-570
Moderate Income Renters	81-120% Median		81% Median	120% Median	81-120% Median	
	\$37,687 - \$56,530	6,246	\$942	\$1,413	12,065	5,819

\*Includes both owners and renters earning 81-120 percent of MHI. Moderate Income renters are included in the calculation as they are viewed as potential first time buyers.

**Currently, the city has approximately 6,479 Affordable housing units throughout the City. And anticipates an increase in affordable housing development due to the adoption of the city's affordable housing incentives, which include efforts taken by the county to produce additional development opportunities through policy 2.16.4.**

TABLE 26 AFFORDABLE HOUSING SUMMARY		
CITY OF FORT LAUDERDALE	INCOME LEVELS	TOTAL NUMBER OF UNITS
State and Federal AH	30% to 60% of MFI*	5,695
City (Incentive Based AH)	80% to 120% of MFI	774
CRA AH	80% to 120% of MFI	10
<b>TOTAL</b>		<b>6,479</b>

Source: City of Fort Lauderdale, Urban Design and Planning, and Broward County Affordable Housing Needs Assessment, October 11, 2022



The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**

**LAND USE**

**SBBC-3803-2024**

**County No: PC 24-6**

**Folio #: N/A**

**City of Fort Lauderdale Uptown Land Use Plan**

**May 1, 2024**



**ATTACHMENT 5**

Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)



# SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION		IMPACT OF PROPOSED CHANGE		PROPERTY INFORMATION	
<b>Date:</b> May 1, 2024 8:11:09		<b>Units Permitted</b>	0	<b>Units Proposed</b>	4,239
<b>Name:</b> AM City of Fort Lauderdale Uptown Land Use Plan		<b>NET CHANGE (UNITS):</b>		<b>Existing Land Use:</b>	Employment Center,
<b>SBBC Project Number:</b> SBBC-3803-2024				<b>Proposed Land Use:</b>	Transit Oriented Development, Industrial, Utilities,
<b>County Project Number:</b> PC 24-6		<b>Students Permitted</b>	0	<b>Proposed</b>	93
<b>Municipality Project Number:</b> UDP-L23001		<b>Elem</b>	0	<b>93</b>	<b>93</b>
<b>Owner/Developer:</b> City of Fort Lauderdale		<b>Mid</b>	0	<b>81</b>	<b>81</b>
<b>Jurisdiction:</b> Fort Lauderdale		<b>High</b>	0	<b>165</b>	<b>165</b>
		<b>Total</b>	0	<b>339</b>	<b>339</b>
				<b>Current Zoning</b>	Boulevard Business
				<b>Proposed Zoning:</b>	UUVNE, UUVSE, UUVSW, UUVSC
				<b>Section:</b>	9 and 10
				<b>Township:</b>	49
				<b>Range:</b>	42

## SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	
Cypress Elementary	909	909	722	-187	-10	79.4%	
Lloyd Estates Elementary	691	691	462	-229	-12	66.9%	
Rickards, James S. Middle	1,704	1,704	767	-937	-42	45.0%	
Northeast High	2,909	2,909	1,597	-1,312	-52	54.9%	

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
Cypress Elementary	851	-109	88.6%	708	694	710	718	731
Lloyd Estates Elementary	462	-229	66.9%	433	418	403	388	372
Rickards, James S. Middle	767	-937	45.0%	774	781	788	794	801
Northeast High	1,598	-938	54.9%	1,566	1,560	1,550	1,541	1,531

\* See comments for additional Impacted Planning Area information



## LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 3 - Elementary	12,114	9,032	-3,082	8,137	7,982	7,831	7,678	7,522
Area 3 - Middle	4,642	3,627	-1,015	3,539	3,529	3,521	3,512	3,504
Area 3 - High	7,702	5,117	-2,585	4,458	4,352	4,248	4,144	4,040

\* See comments for additional Impacted Planning Area information

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				24/25	25/26	26/27
Academic Solutions Academy - A	350	261	-89	261	261	261
Academic Solutions High School	350	238	-112	238	238	238
Innovation Charter School	580	436	-144	436	436	436

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

\*\*The first Monday following Labor Day  
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW



## PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN (Years 1 - 5)

School(s)	Description of Capacity Additions
Cypress Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Lloyd Estates Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Rickards, James S. Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Northeast High	24-classroom addition shown in the ADEFP is part of concurrent replacement of old building and will not increase the reflected FISH capacity of the school.

## PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN (Years 6 - 10)

Capacity Additions for Planning Area 3	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW



## Comments

Information contained in the application indicates that the approximately 353-acre site is generally located East side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street in the City of Fort Lauderdale. The current land use designation for the site is Commerce. The applicant proposes to change the land use designation to an Activity Center to allow 4,239 mid-rise (all two-bedroom or more) residential units, which is anticipated to generate 339 additional (93 elementary, 81 middle, and 165 high) students into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2023/24 to 2027/28). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2023/24 school year are Cypress Elementary, Lloyd Estates Elementary, James S. Rickards Middle, and Northeast High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2023/24 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2025/26 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2023/24 to 2027/28. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2023-24 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2023/24 to 2027/28 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "3". The elementary, middle, and high schools currently serving Planning Area "3" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "3" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.



The School Board of Broward County, Florida  
**SCHOOL CONSISTENCY REVIEW REPORT**  
PROJECT NUMBER: SBBC-3803-2024

5/1/2024  
\_\_\_\_\_  
Date

Reviewed By:

*Glennika D. Gordon*  
\_\_\_\_\_  
Signature

Glennika D. Gordon, AICP  
\_\_\_\_\_  
Name

Planner  
\_\_\_\_\_  
Title



## ATTACHMENT 6

RED Environmental Comments

PC 24 -6

Page 1

# RESILIENT ENVIRONMENT DEPARTMENT (RED) REVIEW AND COMMENTS ON PROPOSED BROWARD COUNTY LAND USE PLAN MAP AMENDMENT

**For:** Broward County Planning Council

**Applicant:** City of Fort Lauderdale

**Amendment No.:** PC 24-6

**Jurisdiction:** City of Fort Lauderdale

**Size:** Approximately 361.7 acres

**Existing Use:** Retail, office, warehouse, hotel, mobile home park and utilities

**Current Land Use Designation:** Commerce

**Proposed Land Use Designation:** Activity Center consisting of:  
4,239 dwelling units  
1,600 hotel rooms  
2,449,494 square feet of commercial uses  
4,374,186 square feet of office uses  
2,262,922 square feet of industrial uses  
152,611 square feet of community and civic facilities uses  
7.0 acres minimum of recreation and open space uses

**Estimated Net Effect:** **Addition** of 4,239 dwelling units [0 dwelling units currently permitted by the BCLUP]  
**Addition** of 1,600 hotel rooms  
**Reduction** of 2,802,390 square feet of commercial uses  
**Reduction** of 877,698 square feet of office uses  
**Reduction** of 2,988,962 square feet of industrial uses  
**Addition** of 152,611 square feet of community uses  
**Addition** of 7.0 acres minimum designated for recreation and open space

**Location:** In Sections 3 and 10, Township 49 South, Range 42 East; generally located on the east side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.





## ANALYSIS AND FINDINGS

### **ENVIRONMENTAL PERMITTING DIVISION**

**Contaminated Sites** - [CP Policies C1.6, C2.1, C2.4, C2.5, C2.7, WM3.6; BCLUP Strategy EP-3 and Policy 2.5.5]

The list of known contaminated sites (from RED's GIS Database of Contaminated Locations in Broward County) has been reviewed. There are **eight (8)** listed contaminated sites that were found within one-quarter mile of the proposed amendment location. See attached map and database for further information as it relates to the land use amendment site.

The interactive map of contaminated sites in Broward County can be found on the internet at <https://www.broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to (954) 519-1483 or [EAR@broward.org](mailto:EAR@broward.org).

Furthermore, because contaminated sites have been identified at or within one-quarter mile of the proposed amendment location, please be advised that Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the EPD. In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. (AR 4/11/24)

**Solid Waste** - [CP Policies (SW) 6.1.2, 6.1.3, 6.2.6, 6.2.7, 6.2.10, WM3.18; BCLUP Policies 2.11.8, 2.20.3, 2.20.13, 2.34.1, 3.4.3 and Implementation Regulations and Procedures – 1. Development Review Requirements]

There are **no (0)** active or inactive solid waste facilities located within one mile of the proposed amendment location. (AR 4/11/24)

**Wetlands** - [CP: Objectives C8 and C9 Policies; BCLUP Strategy EP-2 and Policies 2.22.1, 2.22.2, 2.22.3]

A portion of this area is designated as Local Area of Particular Concern (LAPC) # 66 on the Broward County Environmentally Sensitive Lands Map. The site continues to demonstrate the characteristics of a LAPC as defined by the Broward County Land Use Plan. EPD objects to the removal of the site designation as a LAPC and removal of the site from the ESL map.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will require an Environmental Resource License.



An application for an Environmental Resource License (DF22-1357) was received on 9/20/2022 and is currently under review. The following items currently remain outstanding from the applicant: 1) proof of property ownership by the applicant, 2) finalization of Surface Water Management technical issues 3) payment of the SWM application fee balance due, 4) verification of mitigation required, proof that proposed mitigation offsets proposed impacts, and a reservation letter from mitigation bank, 5) resolution of the requested release of the LAPC designation, and 6) revision of the Plat notes referencing the "Preservation Areas" and any other required agreements, easement vacations, etc.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](https://www.floridainvasive.org/).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

**Surface Water Management** - [CP Policies BMSD1.2.2, BMSD1.1.3, BMSD1.2.3, IC7.4, WM2.4, WM2.5, WM3.4, WM3.5, WM3.9, WM3.10, WM3.15, WM3.23, WM3.34, WM4.6, CM6; BCLUP Strategy CCR-2, EP-2, DP-2, and Policies 2.12.5, 2.21.1, 2.21.3, 2.21.5, 2.21.7, 2.24.1, 2.24.2, 2.24.4, 2.24.5, 2.26.5]

The proposed project will require a Broward County Surface Water Management License and an Environmental Resource Permit. The applicant can apply for the SWM and ERP combined through Broward County [Epermits](#).

Some requirements that need to be met when applying for a Surface Water Management License:

1. Meet the permitted criteria or Pre-vs-Post analysis including
  - a. Broward County Parking Lot Protection - 5-yr, 1-day
  - b. Attenuation Requirement - 25-yr, 3-day
  - c. Flood Protection - 100-yr, 3-day (zero discharge)
2. FFE requirements – FEMA 2014, FEMA maps effective July 31, 2024, Broward County 100-yr, 3-day flood map elevation, Broward County Future Conditions 100 yr flood map and site specific 100-yr, 3-day (zero discharge) peak stage.



3. Water table requirements - Broward County Current Wet Season Water Table and Future Groundwater Table Elevation.

**Upland Resources (including Tree Preservation and Greenways)** - [CP Objective C6 and Policies C6.1, C6.7, C6.10, C6.11; BCLUP Strategy CCR-2 and EP-3 and Policies 2.5.5, 2.23.3, 3.3.1]

Review of aerial photographs indicates that the subject site contains mature tree canopy. Development of the site must comply with the tree preservation regulations of the City of Fort Lauderdale. The applicant is required to minimize the number of trees to be removed by incorporating suitable existing trees in the site plan design. If trees cannot be incorporated into the site plan in their current location, the applicant is required to relocate suitable trees. Any trees permitted for removal must be replaced. If the above requirements are adhered to, the proposed land use plan amendment is not expected to have a negative impact on upland resources.

**Hazardous Material Facilities** - [CP Policies C2.2, (SW) 6.2.6, 6.2.7, WM3.18; BCLUP Strategy EP-3 and Policy 2.26.21]

The list of known hazardous material facilities and storage tank facilities (from ECPD's GIS Database of hazardous material facilities in Broward County) has been reviewed. There are eighty-nine (89) known hazardous material/storage tank facilities on, adjacent to, or within ¼ mile of the amendment site. Of the eighty-nine (89) facilities, sixty-eight (68) are hazardous material facilities, three (3) storage tank facilities and eighteen (18) hazardous material and storage tank facilities. (VP 04/8/24)

**Wellfield Protection** - [CP Policies (SW) 6.2.7, WM3.6, WM3.8, WM3.18; BCLUP Policies 2.26.1, 2.26.2, 2.26.3]

The proposed amendment site is not currently within a wellfield zone of influence. No special restrictions apply under Broward County's Wellfield Protection regulations. (VP 04/8/24)

**SARA TITLE III (Community Right to Know)** - [CP Policy C2.5, (SW) 6.2.10, 6.2.12, WM3.18; BCLUP Strategy EP-3 and Policy 2.5.5, 2.26.1]

The list of known SARA Title III Facilities in Broward County has been reviewed. There is two (2) known SARA Title III Facility on, adjacent to, or within ¼ mile of the proposed amendment site. (VP 04/8/24)



## **NATURAL RESOURCES DIVISION**

**Air Quality** - [CP Objective C1 and C2, and Policy C2.5, C2.6, C2.9, C2.10, (SW) 6.2.10; BCLUP Strategy EP-3 and Policies 2.9.2, 2.25.1]

The preliminary traffic analysis indicates that the proposed amendment would result in a **decrease of 6,754 PM peak hour trips** per day compared to trips associated with the current designation. Based upon the trips generated and the projected levels of service on surrounding roadways, an amendment to the proposed land use designation can reasonably be assumed to have a **minimal impact** on air quality.

There are **ten (10)** air permitted facilities located within half a mile of the proposed amendment site. Of these, two locations have had two warnings each, all for failing to take reasonable precautions to reduce emissions. After inspection of both sites, one in 2016 and the other on 2014 and 2020, both facilities complied and there were no further observed violations. A separate third location currently has a notice of violation in progress for excessive particulate emissions as of January 2024. Additionally, there are no facilities in the area with existing or potential odor or noise problems. (AR 4/30/24)

**Specially Designated Areas** - [ CP Objective C6 and policies C6.1, C6.3, C6.5, C6.6, C7.2, C7.4; BCLUP Strategies EP-3, IG-3 and Policies 2.5., 2.12.4, 2.23.1, 2.23.2, 2.23.3, 2.29.1, 3.3.7, 3.3.9, 3.3.10, Implementation Regulations and Procedures - 7. Criteria and Procedures For Environmentally Sensitive Lands And Local Areas of Particular Concern]

The site contains a specifically designation area, which is listed as a Local Area of Particular Concern (LAPC) and Natural Resource Area (NRA) which is titled Site 66. (MO 4/15/2024)

<https://www.broward.org/PlanningCouncil/Documents/EnvironmentallySensitiveLands.pdf>

### **Protected Natural Lands –**

A protected natural land exists in the proposed amendment site. It is a private wetland mitigation site with the name May Tract/Reflections Mitigation Area. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. (MO 4/15/2024)

<https://www.broward.org/NaturalResources/LandStewardship/Pages/NaturalLands.aspx>

**Marine and Riverine Resources** - [CP Objectives CM1, CM4 and Policies C.7.7 C7.6, C7.8; BCLUP Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.24.2, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 2.28.1, 3.3.4, 3.3.7, 3.3.9, 3.3.12]

While the County encourages applicants to consider the listed objectives, strategies, and policies during the site planning process, the proposed amendment site does not contain, fall within, or



overlap with a coastal area. Therefore, Broward County Comprehensive Plan Objective CM1 and CM4 and Policies CM1.1, CM1.6, C.7.7 and C.7.8 and Land Use Plan Strategy EP-1 and Policies 2.7.1, 2.11.7, 2.20.3, 2.27.1, 2.27.2, 2.27.3, 2.27.4, 2.27.5, 3.3.4, 3.3.7, 3.3.9, and 3.3.12 do not apply to the review of this project.

Regarding Comprehensive Plan Objective CM1 and Land Use Plan Policy 3.3.7, please see the Analysis and Findings from the Environmental Engineering and Permitting Division concerning wetlands impact from the proposed land use designation. Impacts to resources require review and licensing under Article XI of Chapter 27, Broward County Code of Ordinances.

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. As it relates to Broward County Land Use Plan Policy 2.24.2 and 2.27.4, please refer to Surface Water Management section of this assessment.

It is of note the northeast corner of the proposed amendment site is located along the Cypress Creek Canal (C-14). The west portion of the waterway is a continuation of the same waterway, located immediately east, that is identified as a primary travel corridor for the Florida manatee in Broward County (Central Zone – Cypress Creek Areas). The Florida manatee is listed as a threatened species under the federal Endangered Species Act. The portion of waterway that the amendment site is located along is separated from the primary travel corridor by a water control structure. Though uncommon, manatees can traverse the water control structures and travel further west in the waterway. It is prudent to review Broward County Comprehensive Plan Objective CM1, Policy CM1.1 and CM1.6, the Broward County Land Use Plan Policies 2.27.4, 3.3.7, and 3.3.9 as it relates to this project.

The Division strongly encourages the applicant to review the Broward County Outdoor Lighting Ordinance (Chapter 27, Article IX, Sec. 39-112) to become familiar with preferred lighting standards to minimize sky glow and ways to minimize lighting disturbance of wildlife as it relates to Comprehensive Plan Policy C.7.6 and Broward County Land Use Plan Policy 2.28.1, recognizing that the proposed amendment area is not along the coast but is located within a coastal municipality.

**Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas** [CP Policies CC1.7, CC2.1, CC2.9, CC2.10, CC2.12, CC2.14, CC2.15, CC3.6, CM2.6; BCLUP Strategy CCR-2 and Policies 2.21.1, 2.21.2, 2.21.3, 2.21.5, 2.21.6, 2.21.7]

The Priority Planning Areas for Sea Level Rise Map identifies areas that are at increased risk of flooding due to, or exacerbated by, sea level rise by the year 2070. In review of land use plan amendments, the County requires the applicant to demonstrate that the project will not increase saltwater intrusion or areawide flooding, not adversely affect groundwater quality or environmentally sensitive lands, and that subsequent development will be served by adequate stormwater management and drainage facilities. The County also strongly discourages those amendments which would place additional residential and non-residential development at risk of flooding from sea level rise. The County will take into consideration sea level rise and flood protection mitigation strategies and requirements included within the city's local comprehensive



plans and/or development regulations, or improvements committed to by the applicant which would mitigate or enhance flood protection and adaptation from rising sea levels.

While the County encourages applicants to consider these and other impacts from climate change during the site planning process, the proposed amendment site does not contain, fall within, or overlap with an area for planning consideration, as indicated on the Priority Planning Areas for Sea Level Rise Map. Therefore, Broward County Land Use Plan Policies 2.21.1, 2.21.5, and Comprehensive Plan Policies CC2.1, CC2.12 and CC2.14, do not apply to the review of this project. However, Policy 2.21.6 is not limited to areas within the PPA and states that Broward County shall support the goals and will, to the maximum extent feasible, implement, in coordination with affected stakeholders, the recommended actions of the Climate Action Plan, as approved by the Broward County Climate Change Task Force, and adopted by the Broward County Board of County Commissioners.

The Resilient Environment Department asks that the Applicant strongly consider CCAP Actions not limited to Healthy Community (HC-26, HC-30, HC-31, HC-34, HC-37), Transportation (T-39, T-42, T-46, T-50, T-53, T-54), Energy Resources (ER-92, ER-93) and Natural Systems (NS-104, WS-123, WS-124); and RCAP Recommendations and Strategies not limited to Public Health (PH-3.1, PH-3.3), Sustainable Communities and Transportation (ST-23.4), and Water (WS-5.1) through the application, design, permitting and construction process.

**NatureScape Program** – [CP Policies C6.8, CC3.9, WM3.33, WM4.17; BCLUP 2.20.14, 2.20.17]

NatureScape is about creating Florida-friendly landscapes that conserve water, protect water quality, and create wildlife habitat. Development of the proposed amendment site should be coordinated with the NatureScape Broward Program for guidance in development of any related landscaping plans. Information regarding Naturescape can be accessed at: <http://www.broward.org/NatureScape/Pages/Default.aspx>

**Water Recharge** - [CP Policies WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Policies 2.5.5, 2.26.1]

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources.

The proposed land use designation allows 77 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in a decrease of 8 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.



The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

Staff suggests that the design of the activity center seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

Please see attached Water Recharge Questionnaire.



BROWARD COUNTY PLANNING COUNCIL  
WETLAND RESOURCE QUESTIONNAIRE  
as completed by the  
RESILIENT ENVIRONMENT DEPARTMENT

***I. Description of the Site and Proposed Amendment***

**For:** Broward County Planning Council

**Applicant:** City of Fort Lauderdale

**Amendment No.:** PC 24-6

**Jurisdiction:** City of Fort Lauderdale

**Size:** Approximately 361.7 acres

**Existing Use:** Retail, office, warehouse, hotel, mobile home park and utilities

**Current Land Use Designation:** Commerce

**Proposed Land Use Designation:** Activity Center consisting of:  
4,239 dwelling units  
1,600 hotel rooms  
2,449,494 square feet of commercial uses  
4,374,186 square feet of office uses  
2,262,922 square feet of industrial uses  
152,611 square feet of community and civic facilities uses  
7.0 acres minimum of recreation and open space uses

**Estimated Net Effect:** **Addition** of 4,239 dwelling units [0 dwelling units currently permitted by the BCLUP]  
**Addition** of 1,600 hotel rooms  
**Reduction** of 2,802,390 square feet of commercial uses  
**Reduction** of 877,698 square feet of office uses  
**Reduction** of 2,988,962 square feet of industrial uses  
**Addition** of 152,611 square feet of community uses  
**Addition** of 7.0 acres minimum designated for recreation and open space

**Location:** In Sections 3 and 10, Township 49 South, Range 42 East; generally located on the east side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street

Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

***II. Wetland Review***

**A. Are wetlands present on subject property?** Yes



Wetland Resource Questionnaire  
PC 24-6

- B. Describe extent (i.e. percent) of wetlands present on subject property. LAPC # 66 on the Reflections Plat, NE corner of the area.*
- C. Describe the characteristics and quality of wetlands present on subject property. High*
- D. Is the property under review for an Environmental Resource License? Yes, DF22-1357*
- E. Has the applicant demonstrated that should the proposed Land Use designation be approved, the proposed project will be consistent with the requirements of Article XI, Chapter 27 of the Broward County Code of Ordinances? No.*

**III. Comments:**

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will require an Environmental Resource License.

A portion of this area is designated as Local Area of Particular Concern (LAPC) # 66 on the Broward County Environmentally Sensitive Lands Map. The site continues to demonstrate the characteristics of a LAPC as defined by the Broward County Land Use Plan. EPD objects to the removal of the site designation as a LAPC and removal of the site from the ESL map.

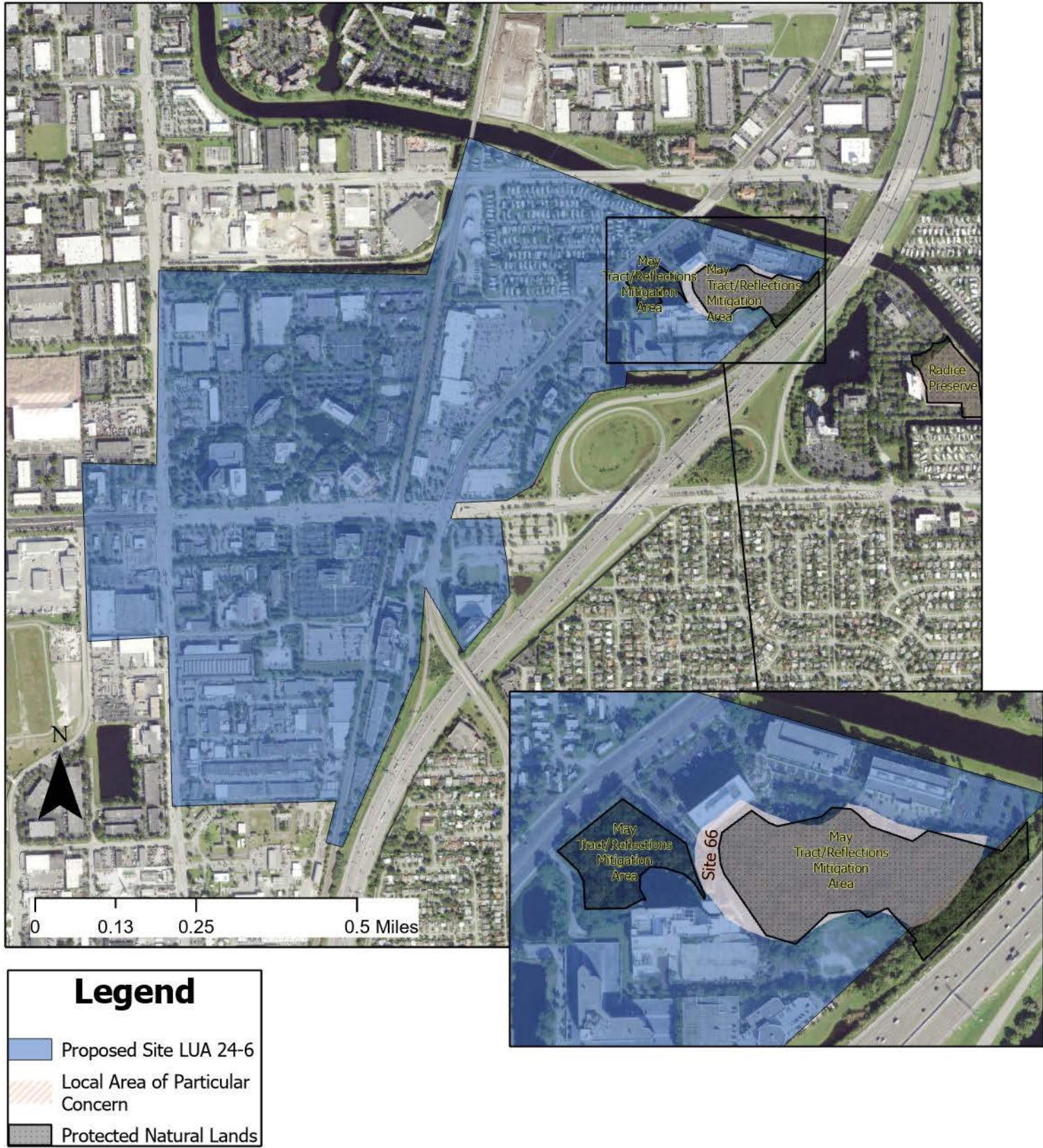
An application for an Environmental Resource License (DF22-1357) was received on 9/20/2022 and is currently under review. The following items currently remain outstanding from the applicant: 1) proof of property ownership by the applicant, 2) finalization of Surface Water Management technical issues 3) payment of the SWM application fee balance due, 4) verification of mitigation required, proof that proposed mitigation offsets proposed impacts, and a reservation letter from mitigation bank, 5) resolution of the requested release of the LAPC designation, and 6) revision of the Plat notes referencing the "Preservation Areas" and any other required agreements, easement vacations, etc.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at [Florida Exotic Pest Plant Council \(invasive.org\)](https://www.floridaplanet.org/Florida-Exotic-Pest-Plant-Council).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Engineering and Permitting Division at 954-519-1483 or [AWRLicense@broward.org](mailto:AWRLicense@broward.org) for specific code requirements.

Completed by: Linda Sunderland, Environmental Program Supervisor











**BROWARD COUNTY  
WATER RECHARGE QUESTIONNAIRE  
as completed by  
RESILIENT ENVIRONMENT DEPARTMENT**

***I.     Information about the Proposed Amendment***

**For:** Broward County Planning Council

**Applicant:** City of Fort Lauderdale

**Amendment No.:** PC 24-6

**Jurisdiction:** City of Fort Lauderdale

**Size:** Approximately 361.7 acres

**Existing Use:** Retail, office, warehouse, hotel, mobile home park and utilities

**Current Land Use Designation:** Commerce

**Proposed Land Use Designation:** Activity Center consisting of:  
4,239 dwelling units  
1,600 hotel rooms  
2,449,494 square feet of commercial uses  
4,374,186 square feet of office uses  
2,262,922 square feet of industrial uses  
152,611 square feet of community and civic facilities uses  
7.0 acres minimum of recreation and open space uses

**Estimated Net Effect:** **Addition** of 4,239 dwelling units [0 dwelling units currently permitted by the BCLUP]  
**Addition** of 1,600 hotel rooms  
**Reduction** of 2,802,390 square feet of commercial uses  
**Reduction** of 877,698 square feet of office uses  
**Reduction** of 2,988,962 square feet of industrial uses  
**Addition** of 152,611 square feet of community uses  
**Addition** of 7.0 acres minimum designated for recreation and open space

**Location:** In Sections 3 and 10, Township 49 South, Range 42 East; generally located on the east side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street



Note: Findings and Recommendations do not constitute waivers from any federal, state or local law.

***II. Water Recharge Review based on Broward County Land Use Plan Designations***

***A. Impacts of the current land use designation on water recharge:***

A typical value for an impervious area produced by this type of development is approximately 85 percent or equal to 307.45 acres.

***B. Impacts of the proposed land use designation on water recharge:***

A typical value for an impervious area produced by this type of development is potentially 77 percent or equal to 278.51 acres.

***C. General impacts of the proposed land use change on water recharge:***

The change in land use (current to proposed) could potentially result in a decrease of 8 percent impervious surface on the property, which is the equivalent a decrease of 28.94 acres of impervious surface and a gain in recharge capacity.

***III. Analysis of Impact of Change in Land Use Designation***

The purpose of this review is to consider County policies regarding water recharge. Aquifer recharge is one of several significant methods that will aid in the protection and conservation of the Surficial Aquifer System. Therefore, the County will continue to promote the development of alternative water supply strategies, including Aquifer recharge, and protect the quality of our potable water supply sources. [Applicable County Policies include: CP WM1.15, WM2.2, WM3.8, WM3.9, WM3.32, WM4.3; BCLUP Strategy CCR-3; Policies 2.5.5, 2.26.1, 2.26.2]

The proposed land use designation allows 77 percent of impervious area on the property. Based on current and proposed land use designation, the development resulting from the proposed land use designation could potentially result in a decrease of 8 percent of impervious surface on the property. The change in recharge capacity resulting from development under the proposed designation is expected to be insignificant.

The impact level is determined by factoring the size of the site with the percent change of impervious area from the current designation to the proposed designation.

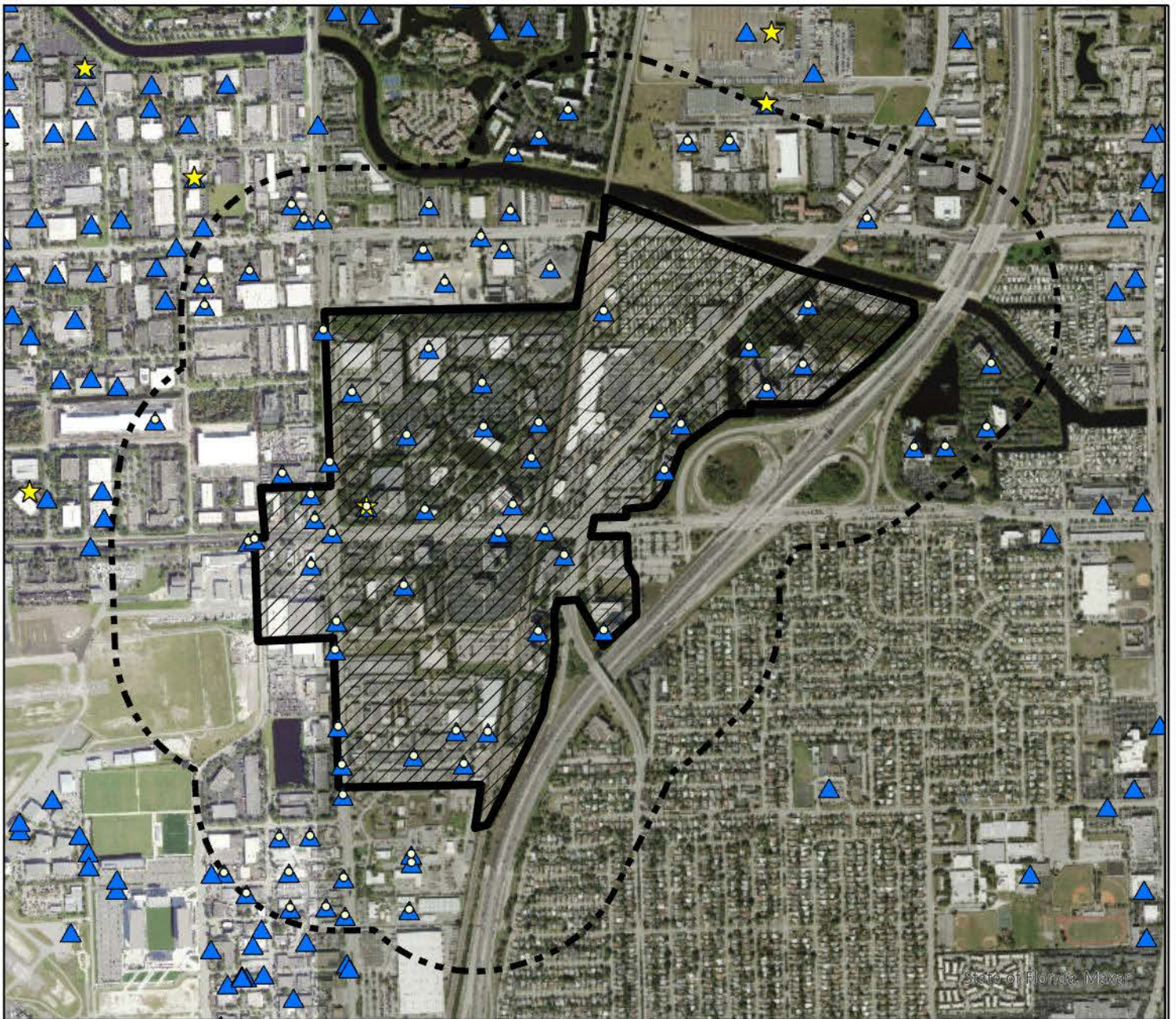


#### **IV. Comments**

Staff suggests that the design of the activity center seek to maximize open space or provide other alternatives to offset negative impacts on recharge capacity on the property. Open space can include but not be limited to parks and open space, stormwater retention, ponds, rain gardens, drainage easements, landscaped areas and other pervious areas fulfilling the goal of water recharge into the aquifer.

*Prepared by: MP, Broward County Natural Resources Division (5/1/2024).*





0 0.1 0.2 Miles

Date Prepared: 4/10/2024 3:19 PM  
Prepared by: VPHIPPS

## Land Use Amendment Legend

- Wellfield Zone 1
- Wellfield Zone 2
- Wellfield Zone 3
- SARA\_Title\_III\_Facility
- Hazardous\_Materials\_Facility
- Proposed Amendment Site
- 0.25 Mile Buffer
- BufferHMIntersect

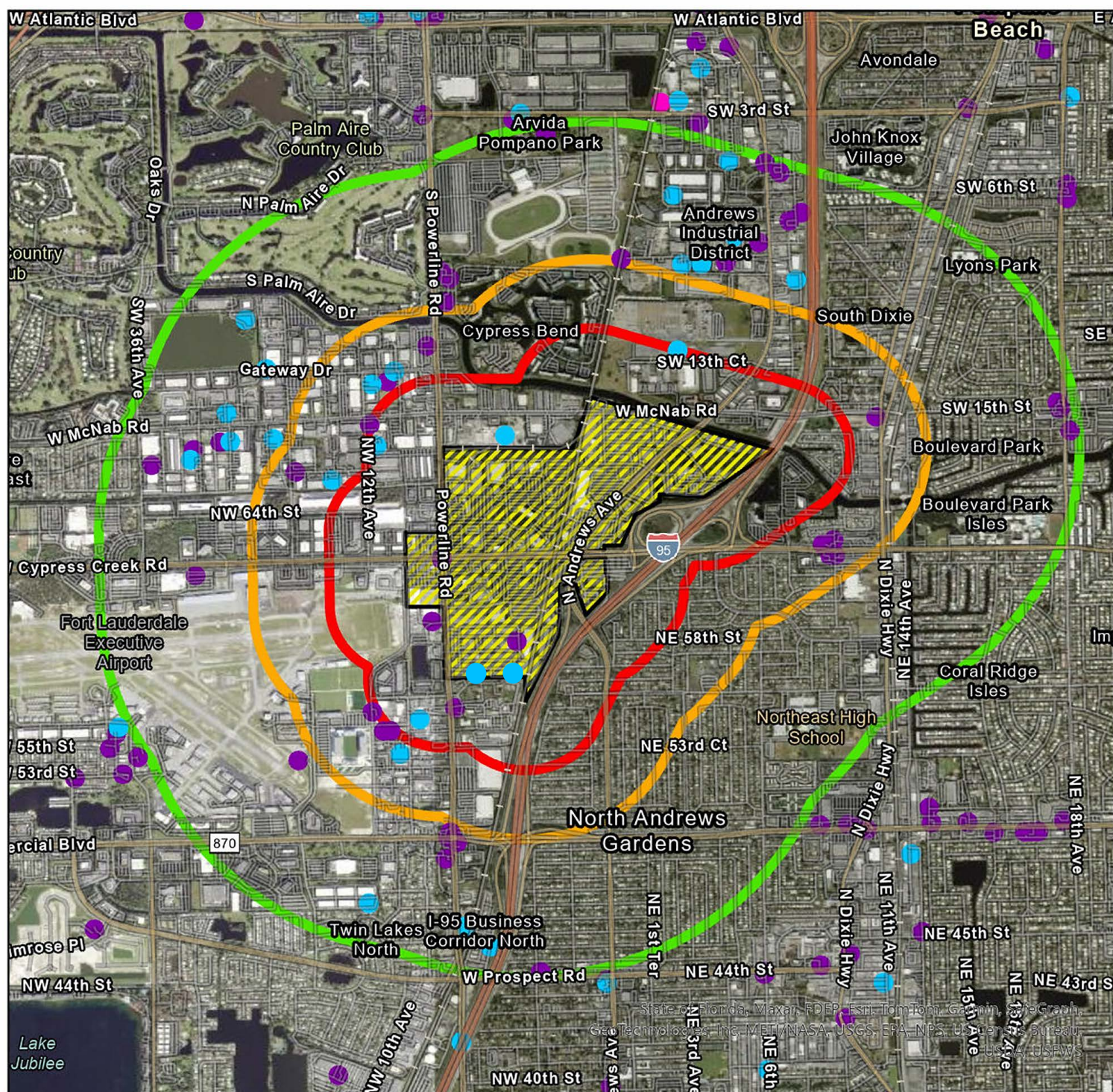
Environmental Permitting Division review of Land Use Amendments for presence of hazardous materials and community right-to-know sites within Broward County. Review includes the location of Wellfield Protection Zones. The display is generated for location purposes only. Marker, if present, is a visual aid and neither represents exact location nor distance to project site. If data are associated, data are provided "as is".

The division does not accept responsibility for damages suffered as a result of using, modifying, contributing or distributing the materials.



# Broward County Land Use Plan

## Proposed Amendment 24-6



### Legend

- Air Sites
- Contaminated Sites
- Solid Waste Facilities
- Proposed Site
- One Mile Buffer
- Half Mile Buffer
- Quarter Mile Buffer

0 0.25 0.5 1 Miles



Generated for location purposes only. Marker size is a visual aid, and neither represents exact location nor area of designated facility.

Prepared by: Ashley Robins on 4/11/24  
Natural Resources Division



Hazardous Materials Facilities within, adjacent to, or in close proximity (0.25 miles) of Land Use Amendment			
Name of Facility	Address	Type of Facility based on SIC	Type of License
T-Mobile 6FB1407	400 W MCNAB RD, Fort Lauderdale, FL 33309	4812 - Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material
National Collision & Truck Center	5425 NW 9TH AVE, Fort Lauderdale, FL 33309	7532 - Automotive Painting or Body Repair	Hazardous Material
Florida Tire of Powerline Road	6767 N POWERLINE RD, Fort Lauderdale, FL 33309	7538 -General Automotive Repair Shops	Hazardous Material
Park Center	6363 NW 6TH WAY, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
7-Eleven Store #38045	1480 S POWERLINE RD, Pompano Beach, FL 33069	5541 - Gasoline Service Stations	Hazardous Material and Storage Tanks
The Final Notice Agency, Inc.	5475 N POWERLINE RD, Fort Lauderdale, FL 33309	7389 - Vehicle Repossessing Srvce with Vehicle Fueling	Hazardous Material
FCE #2840	6201 POWERLINE RD, Fort Lauderdale, FL 33309	5541 - Automotive Fuel Sales and Repair	Storage Tank
Childnet, Inc.	1100 W MCNAB RD, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tanks
Cypress Bend Bldg #9	2112 S CYPRESS BEND DR, Pompano Beach, FL 33069	6513 - Multi-Family Residential Facility with Diesel Generator(s) or Pool	Hazardous Material
Town & Country Industries	400 W MCNAB RD, Fort Lauderdale, FL 33309	5039 - Construction	Hazardous Material
Art Craft Metals	1630 SW 13TH CT, Pompano Beach, FL 33069	3312 - Primary Metal Industries	Hazardous Material
Trade Centre South	100 W CYPRESS CREEK RD, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Broward Sheriff's Office - Dept / C&R	5400 N POWERLINE RD, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material



Radice Center III	1000 CORPORATE DR, Fort Lauderdale, FL 33334	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Pinnacle Corporate Park, LLC - 550 Pinnacle	550 W CYPRESS CREEK RD, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tanks
Affordable Auto and Fleet Maintenance	5598 NW 10TH TER, Fort Lauderdale, FL 33309	7538 -General Automotive Repair Shops	Hazardous Material
Wawa, Inc.	6191 N POWERLINE RD, Fort Lauderdale, FL 33309	5541 - Gasoline Service Stations	Hazardous Material and Storage Tanks
Vector Fleet Management LLC @ FDOT Ft. Lauderdale - Fueling/Maintenance	5548 NW 9TH AVE, Fort Lauderdale, FL 33309	7538 -General Automotive Repair Shops	Hazardous Material
Phoenix Painting Company	6303 N POWERLINE RD, Fort Lauderdale, FL 33309	1721 - Painting and Paper Hanging	Hazardous Material
HornerXpress-South Florida, Inc.	5755 N POWERLINE RD, Fort Lauderdale, FL 33309	5999 - Distributor of Pool Supplies	Hazardous Material
Three Craftsmen, Inc.	2245 W MCNAB RD, #40, Pompano Beach, FL 33069	7532 - Automotive Painting or Body Repair	Hazardous Material
Mobil Palmaire #466	1481 S POWERLINE RD, Pompano Beach, FL 33069	5541 - Automotive Fuel Sales	Storage Tank
FHP Manufacturing Company	601 NW 65TH CT, Fort Lauderdale, FL 33309	3585 - Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment	Hazardous Material
Verizon Wireless - Marriott Cypress Creek	6650 N ANDREWS AVE, Fort Lauderdale, FL 33309	4812 - Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material
Broward County WWS 1B1 WSF	300 NW 66TH ST, Fort Lauderdale, FL 33309	4941 - Water Supply	Hazardous Material and Storage Tanks
Exclusive Auto Imports Inc.	1441 S POWERLINE RD, Pompano Beach, FL 33069	7538 -General Automotive Repair Shops	Hazardous Material
NRC Gulf Environmental Services, Inc.	6900 NW 12TH AVE, Fort Lauderdale, FL 33309	7538 -General Automotive Repair Shops	Hazardous Material



Golf Car Depot Superstore	6500 N POWERLINE RD, Fort Lauderdale, FL 33309	7699 - Repair Shops and Related Services	Hazardous Material
Amazon.com Services LLC - DFH1	1201 NW 64TH ST, Fort Lauderdale, FL 33309	4225 - General Warehousing and Storage	Hazardous Material
ZR Auto Werks, Corp.	2033 W MCNAB RD, Pompano Beach, FL 33069	7538 -General Automotive Repair Shops	Hazardous Material
Premier Cabinets and Fixtures, Inc.	750 NW 57TH CT, Fort Lauderdale, FL 33309	2434 - Wood Kitchen Cabinets	Hazardous Material
M-TECH Performance LLC	5400 NW 10TH TER, Fort Lauderdale, FL 33309	7538 -General Automotive Repair Shops	Hazardous Material
Impact Paint & Body, Inc.	5700 NW 9TH AVE, Fort Lauderdale, FL 33309	7532 - Automotive Painting or Body Repair	Hazardous Material
Cypress Creek West Bldg #1	6700 N ANDREWS AVE, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tanks
Pinnacle Corporate Park, LLC - 500 Pinnacle	500 W CYPRESS CREEK RD, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tanks
New Cingular Wireless CDOO; USID57042	400 W MCNAB RD, Fort Lauderdale, FL 33309	4812 - Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material
6300 Office Center Condo Association, Inc.	6300 NW 5TH WAY, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Coit Cleaning & Restoration	809 NW 57TH ST, Fort Lauderdale, FL 33309	7217 - Carpet and Upholstery Cleaning	Hazardous Material
Moto Corse Performance	1100 NW 55TH ST, Fort Lauderdale, FL 33309	7699 - Repair shops and Related Services	Hazardous Material
Broward Trade Centre South	200 W CYPRESS CREEK RD, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Lynx FBO Fort Lauderdale, LLC	1020 NW 62ND ST, #3, 13, Fort Lauderdale, FL 33309	4581 - Airports, Flying Fields and Airport Terminal Services	Hazardous Material and Storage Tanks
RCC II, Inc.	800 CORPORATE DR, Fort Lauderdale, FL 33334	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Lakeside Plaza	6301 NW 5TH WAY, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material



Cypress Bend Condo II Bldg 4	2206 S CYPRESS BEND DR, Pompano Beach, FL 33069	6513 - Multi-Family Residential Facility with Diesel Generator(s) or Pool	Hazardous Material
P S I Printing & Design	5650 NW 9TH AVE, Fort Lauderdale, FL 33309	2752 - Commercial Printing, Lithographic	Hazardous Material
CCS Real Estate Investments, L.L.C.	6340 NW 5TH WAY, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Pool Water Products, Inc.	5901 POWERLINE RD, Fort Lauderdale, FL 33309	5091 - Chemicals and Allied Products	Hazardous Material
Broward College, Cypress Creek	6400 NW 6TH WAY, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tanks
BD Petroleum Inc.	6201 NW 9TH AVE, Fort Lauderdale, FL 33309	7538 -General Automotive Repair Shops	Hazardous Material
Schmidt Aviation, Inc.	1020 NW 62ND ST, #6, Fort Lauderdale, FL 33309	4581 - Aircraft Maintenance or Repair	Hazardous Material
Bosch Security Systems, Inc.	6301 NW 5TH WAY, #4000, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Pebb Building	6400 N ANDREWS AVE, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Adonel Concrete Corp.	5512 NW 10TH TER, Fort Lauderdale, FL 33309	3273 - Ready-Mixed Concrete Production and Disribution	Hazardous Material and Storage Tanks
954 Auto Body	825 NW 61ST ST, Fort Lauderdale, FL 33309	7532 - Automotive Painting or Body Repair	Hazardous Material
Marriott Fort Lauderdale North	6650 N ANDREWS AVE, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tanks
Tires Plus #6018	6221 NW 9TH AVE, Fort Lauderdale, FL 33309	7538 -General Automotive Repair Shops	Hazardous Material
Cypress Bend Bldg #8	2205 S CYPRESS BEND DR, Pompano Beach, FL 330699	6513 - Multi-Family Residential Facility with Diesel Generator(s) or Pool	Hazardous Material
AT&T Local Services EG338	1001 W CYPRESS CREEK RD, Fort Lauderdale, FL 33309	4813 - Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material and Storage Tanks
Rich Auto Works, LLC	751 NW 57TH ST, #5, Fort Lauderdale, FL 33309	7538 -General Automotive Repair Shops	Hazardous Material



WRS - Waste Recycling Service	1770 SW 13TH CT, #D, Pompano Beach, FL 33069	4953 - Refuse Systems	Hazardous Material
T-Mobile USA, Inc., FB 1109	400 CORPORATE DR, Fort Lauderdale, FL 33334	4812 - Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material
Nautical Furnishings	6850 NW 12TH AVE, Fort Lauderdale, FL 33309	2434 - Wood Kitchen Cabinets	Hazardous Material
Radice Corporate Center I	600 CORPORATE DR, Fort Lauderdale, FL 33334	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
FDOT Ft. Lauderdale - Fueling / Maintenance	5548 NW 9TH AVE, Fort Lauderdale, FL 33309	4173 - Municipal Equipment or Vehicle Maintenance	Hazardous Material and Storage Tanks
The Westin Fort Lauderdale	400 CORPORATE DR, Fort Lauderdale, FL 33334	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tanks
Cypress Bend Condo II Bldg 5	2202 S CYPRESS BEND DR, Pompano Beach, FL 33069	6513 - Multi-Family Residential Facility with Diesel Generator(s) or Pool	Hazardous Material
Sheraton Suites - Cypress Creek	555 NW 62ND ST, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Conrad Yelvington Distributors	708 W MCNAB RD, Fort Lauderdale, FL 33309	5032 - Brick Stone and Related Construction Materials	Hazardous Material
Regal Cinemas #529 (Cypress Creek)	6415 N ANDREWS AVE, Fort Lauderdale, FL 33334	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Sprint MI13XC254-Cypress Canal/ Westin Hotel	400 CORPORATE DR, Fort Lauderdale, FL 33334	4812 - Telecommunication Facilities with Batteries or Diesel Generator(s)	Hazardous Material
Cypress Bend Condo II Bldg 6	2200 S CYPRESS BEND DR, Pompano Beach, FL 33069	6513 - Multi-Family Residential Facility with Diesel Generator(s) or Pool	Hazardous Material
North Fort Lauderdale Subaru	6606 N ANDREWS AVE, Fort Lauderdale, FL 33309	5511 - Motor Vehicle Dealers	Hazardous Material
Jacko's Complete Auto Service, Inc.	1141 W MCNAB RD, Pompano Beach, FL 33069	7538 -General Automotive Repair Shops	Hazardous Material
Cypress Center	6600 N ANDREWS AVE, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tanks



Genesis Paint & Collision Center	1141 W MCNAB RD, #4-5, Pompano Beach, FL 33069	7532 - Automotive Painting or Body Repair	Hazardous Material
Broward County WWS MPS 451	300 NW 66TH ST, Fort Lauderdale, FL 33309	4941 - Water treatment Plant	Hazardous Material and Storage Tanks
Sunny MG Center	6301 N POWERLINE RD, Fort Lauderdale, FL 33309	7538 -General Automotive Repair Shops	Hazardous Material and Storage Tanks
Acrylux Paint Manufacturing Co. Inc.	6010 N POWERLINE RD, Fort Lauderdale, FL 33309	2851 - Paints, Varnishes, lacquers, Enamels and Allied Products	Hazardous Material
Caliber Collision Centers	940 NW 56TH ST, Fort Lauderdale, FL 33309	7532 - Automotive Painting or Body Repair	Hazardous Material
Cypress Financial Center	5900 N ANDREWS AVE, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Citrix Executive Plaza	899 W CYPRESS CREEK RD, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material and Storage Tanks
Line-X of Lauderdale	2033 W MC NAB RD, #2, Pompano Beach, FL 33069	7539 - Automotive Repair Shops	Hazardous Material
Roschman Business Center	6300 NE 1ST AVE, Fort Lauderdale, FL 33334	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Hazardous Material
Airgas USA, LLC	5401 POWERLINE RD, Fort Lauderdale, FL 33309	5169 - Chemicals and Allied Products	Hazardous Material
Citrix Systems, Inc.	701 W CYPRESS CREEK RD, Fort Lauderdale, FL 33309	6512 -Non-Residential Building with Diesel Generator(s) or Batteries	Storage Tank
MT Pool Distributor North	450 W MCNAB RD, Fort Lauderdale, FL 33309	5169 - Chemicals and Allied Products	Hazardous Material
Eckman Enterprises LLC	770 NW 57TH CT, Fort Lauderdale, FL 33309	7692 - Welding Repair	Hazardous Material
Sunshine Health Products, Inc.	6245 N POWERLINE RD, Fort Lauderdale, FL 33309	2844 - Perfumes, Cosmetics, and Other Toilet Preparations	Hazardous Material
Line-X of Lauderdale	450 W MC NAB RD, Fort Lauderdale, FL 33309	7539 - Automotive Repair Shops	Hazardous Material



## ATTACHMENT 7



**PARKS AND RECREATION DIVISION** • Administrative Offices

950 N.W. 38<sup>th</sup> St. • Oakland Park, FL 33309-5982 • 954-357-8100 • TTY 954-537-2844 • FAX 954-357-5991

*Winner of the National Gold Medal Award for Excellence in Park and Recreation Management  
Accredited by the Commission for Accreditation of Park and Recreation Agencies (CAPRA)*

### MEMORANDUM



May 3, 2024

To: Deanne Von Stetina, Assistant Executive Director  
Broward County Planning Council

Thru: Dan West, Director  
Parks and Recreation Division

From: Linda Briggs Thompson, Environmental Program Manager  
Parks and Recreation Division

Re: **Land Use Plan Amendment Comments**  
**Proposed Amendment PC 24-6 Uptown Urban Village (Fort Lauderdale)**

Broward County Parks and Recreation Division has reviewed the proposed amendment to the Broward County Land Use Plan – Uptown Village (Fort Lauderdale). Our comment is as follows:

**PC 24-6** The project area includes two important wetland parcels that should continue to be protected. The parcels were identified as Wetland Restoration and Wetland Preservation parcels (Broward County Official Records (OR), Book 12425, pg. 603 and later modified in OR Book 18818, pg. 897). The parcels were identified as candidates for Urban Wilderness Designation and added to the Urban Wilderness Inventory for Designation in 1979. While the sites have been poorly managed, their original wetland character remains and with better management, they could be restored to high quality wetland habitat. Redevelopment of this area should include continued protection of these historic Local Areas of Particular Concern/ Environmentally Sensitive Lands.

If you or your staff has any questions about our comments, please call me at 954-357-8120.





July 15, 2024

Ms. Barbara Blake Boy  
Executive Director  
Broward County Planning Council  
115 S. Andrews Avenue, Rm. 307  
Ft. Lauderdale, FL 33301



**Re: Land Use Plan Amendment PC 24-6  
City of Fort Lauderdale - Uptown Urban Village Land Use Plan Amendment (LUPA)  
City Responses to County Review**

Dear Ms. Boy:

This letter contains responses to your letter dated May 29, 2024, containing review comments from the Broward County departments regarding the above referenced land use amendment. This letter contains responses organized by each respective department, including Broward County Planning Council staff.

In addition, the City's draft responses to the Florida Department of Transportation (FDOT) review comments are being provided for reference and as a courtesy. Please be advised that the City's responses to FDOT are subject to change once finalized. The draft letter to FDOT is provided as Attachment A.

**Broward County Housing Finance Division**

The City recognizes that Transit Oriented Development land use designation (Activity Center designation for County Plan) must contain mix of uses with a variety of housing options, including affordable units, that are supported by multimodal transportation options to be consistent *City Comprehensive Plan* and *Broward County Land Use Plan* (BCLUP) policies. The City has a variety of implementation strategies for affordable housing throughout the City, which has been summarized below.

In addition, as part of the Uptown LUPA application there will be a 15% set aside, 635 of the 4,239 residential units, as affordable units. More detailed information about the implementation of the set aside can be found below.

**Citywide Affordable Housing Policy**

The City adopted a citywide affordable housing policy that contains a variety of implementation strategies based on incentives to encourage the construction of affordable housing units. The policy reflects the BCLUP policy 2.16.4 including the ratio formula and the option for payment in-lieu, which is split between the County and the City. In addition, the City's Housing and Community Development Division continues to implement Federal and State programs for affordable units and oversee the City's Affordable Housing Trust Fund.

**Uptown Density Incentive**

The City adopted the *Uptown Master Plan* and the *Uptown Urban Village* zoning districts in 2019. As part of the zoning regulations, an affordable housing density incentive was adopted to encourage the inclusion of affordable housing units in development projects. The incentive is based on a formula tied to affordable income categories which reflected the ratio formula from *Broward County Land Use Plan*, Policy 2.16.3, prior to recent amendments to the policy. The ratio





formula is provided below and it should be noted that a maximum overall density cannot exceed 100 units per acre.

- One (1) affordable housing unit restricted to rental or sale to a person or household with an annual gross income less than or equal to eighty (80) percent of the MFI, may be allocated for every four (4) market rate units.
- One (1) affordable housing unit restricted to rent or sale to a person or household with an annual gross income less than or equal to one hundred (100) percent of the MFI, may be allocated for every two (2) market rate units.

To date, two development projects have utilized this incentive in their project approval which totals 32 affordable units of 807 units approved. Eight of the 32 have been built. This incentive will remain in place and there is an option to make a payment in-lieu for the affordable units in the amount of \$10,000 per unit for the total number of units in the project.

#### Uptown LUPA

As previously stated, Uptown LUPA will contain a 15% set aside of the residential units as affordable, 635 of the 4,239 units. The 15% set aside will be required for each development project that contains residential units. Each development project will need to provide affordable units that contain an affordable household income mix of up to 120% of the MFI. The affordable housing set aside for each development can be satisfied with a payment in-lieu for the affordable units in the amount of \$10,000 per unit for the total number of units in the project.

Other City regulations such as parking reduction for affordable units, density bonus incentive, and expedited review process are all available to property owners. The City believes that the proposed set aside for Uptown shall meet and satisfy the requirements for affordable housing as defined in the *Administrative Rules Document: BrowardNext*.

#### Affordable Housing Requirement

- Fifteen (15) percent restricted to rental or sale to a person or household with an annual gross income less than or equal to one hundred twenty (120) percent of the MFI.

#### Enforcement:

1. Affordable units must be constructed and receive certificates of occupancy based on any of the following scenarios: (a) In conjunction with market rate units if development is within single building, (b) In conjunction with the first residential phase of a multiple-phased development, or (c) One hundred (100) percent of the affordable units when development reaches fifty (50) percent of residential units constructed.
2. The affordability of the units shall be maintained for a period of 30 years.
3. No development within Uptown project area shall be approved unless a declaration of restrictive covenants is recorded and copy of such recordation is provided at time of building permit submission for the development if affordable housing units are constructed or payment in-lieu has been made.

#### **Broward County Resilient Environment Department**

Responses are organized by division comments.

#### **Environmental Permitting Division**

Contaminated Sites – City acknowledges compliance with Section 27-353, Broward County Codes, regarding dewatering within a quarter mile of contaminated sites.

Solid Waste – Acknowledged.



Wetlands – City acknowledges that there is a pending request by a property owner to remove Site #66 from the ESL map. The site is subject of an application for an Environmental Resource License, that was filed on April 5, 2023, which addresses the wetland characteristics of the site. In addition, the property owner has filed an amendment to the Land Use Plan Map Series to remove the LAPC designation. Any development of the site will be consistent with outcome of those processes and regulations.

Surface Water Management – City acknowledges that surface water licenses will be needed and that compliance with criteria and FEMA maps will be required.

Upland Resources – City acknowledges that upland resources with significant tree canopy will be addressed in accordance with the City's tree preservation ordinance, Section 47-21.15 of City's Unified Land Development Code.

Hazardous Material Facilities – Acknowledged.

Wellfield Protection – Acknowledged.

SARA Title III – Acknowledged.

#### **Natural Resources Division**

Air Quality – Acknowledged.

Specially Designated Areas – City acknowledges that there is a pending request by a property owner to remove Site #66 from the ESL map. The site is subject of an application for an Environmental Resource License, that was filed on October 20, 2023, which addresses the wetland characteristics of the site. In addition, the property owner has filed an amendment to the Land Use Plan Map Series to remove the LAPC designation. Any development of the site will be consistent with outcome of those processes and regulations.

Marine and Riverine Resources - Acknowledged.

Climate Resiliency, Adaptation Action Areas, and Priority Planning Areas - Acknowledged.

NatureScape Program - Acknowledged.

Water Recharge - Acknowledged.

#### **Broward County Parks and Recreation Division**

The City acknowledges that there is a pending request by a property owner to remove Site #66 from the ESL map. The site is subject of an application for an Environmental Resource License, that was filed on October 20, 2023, which addresses the wetland characteristics of the site. In addition, the property owner has filed an amendment to the Land Use Plan Map Series to remove the LAPC designation. Any development of the site will be consistent with outcome of those processes and regulations.

#### **Broward County Transit Division**

City acknowledges and concurs with the transit analysis completed by Broward County. In addition, the City's draft responses to Florida Department of Transportation (FDOT) review



comments are being provided for reference and as a courtesy. Please be advised that the City's responses to FDOT are subject to change once finalized. See Attachment A.

**Broward County Urban Planning Division**

**Analysis of Natural and Historic Resources**

- A. Acknowledge.
- B.1. Acknowledge.
- B.2. Acknowledge.
- B.3. Acknowledge.

**Affordable Housing**

See response provided under the Broward County Housing Finance Division.

**Complete Streets**

City acknowledges the policies for Complete Streets as outlined in review comments. See City's responses to FDOT review for more information. Attachment A.

**Water Management Division / Public Works**

Acknowledge.

**School Board of Broward County**

Acknowledge.

**City of Pompano Beach**

The City evaluated using Policy 2.16.4 for residential use; however, there would be properties that would not meet the requirements of the policy based on the location of the property not fronting major arterial roadways as well as some other design requirements. The vision for the Uptown Project Area is to allow redevelopment and new development with residential as part of mixed-use development supported with multimodal transportation options.

Thank you for taking the time to consider these responses and cooperation during the review process. If there are any questions about these responses, please do not hesitate to contact me.

Yours truly,



Jim Hetzel, AICP, Principal Urban Planner  
Development Services Department

cc: Susan Grant, Acting City Manager  
Anthony Fajardo, Assistant City Manager  
Chris Cooper, Director, Development Services  
Al Battle, Deputy Director, Development Services  
Ella Parker, Urban Design and Planning Manager  
Barbara Hall, Greenberg Traurig  
Nectaria Chakas, Lochrie and Chakas, P.A.  
Stephanie Toothaker, Esq.





July 15, 2024

RECEIVED  
7/15/2024

Kent Walia, AICP, CFM  
Planning Supervisor  
Planning and Environmental Management (PEMO) – Policy and Mobility Planning  
Florida Department of Transportation - District 4  
3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309-3421

**Re: City of Fort Lauderdale Proposed Uptown Land Use Plan Amendment and Map  
FDOT Review Responses (24-01ESR, 24-02ESR, and 24-03 ESR)**

Dear Mr. Walia:

Thank you for taking the time to meet with City staff and property owner representatives regarding the Uptown Land Use Amendment traffic analysis. As derived from the meeting, the City was to meet with FDOT staff to discuss a new traffic analysis methodology, identify improvement projects, and provide implementation strategies for TOD elements.

**Methodology Meeting**

Staff held a follow-up meeting with FDOT on June 26, 2024 to discuss traffic analysis methodology. Methodology will cover the following :

1. Use Florida Traffic Online 2023 volumes with the proposed land use and project out to 2045
  - a. A growth rate of 0.5%
  - b. Use hourly rate of 9% if Peak Hour data isn't available
  - c. Existing 2023
  - d. Build 2023
  - e. No Build 2045
  - f. Build 2045
2. Develop quadrants for trip distribution based on existing land uses and location of proposed land uses.
3. Use FDOT QLOS 2023 and C4 or C5 context classification for evaluating corridor level of service. Will need to coordinate with FDOT to determine which context classification is appropriate for this area.
4. Trip reductions:
  - a. Internal capture if proposed grid justifies it.
  - b. Multimodal reductions may be applied with justified mitigations

Attached are the update tables based on the follow-up meeting.

**Multi-modal Implementation and Mitigation**

**State and County Improvement Projects**

Over the past decade, multiple agencies have met and discussed projects to improve pedestrian and transit connections in the Uptown area. These discussions occurred during Broward MPO meetings, the Urban Land Institute Technical Assistance Panel Uptown event, and other agency meetings.

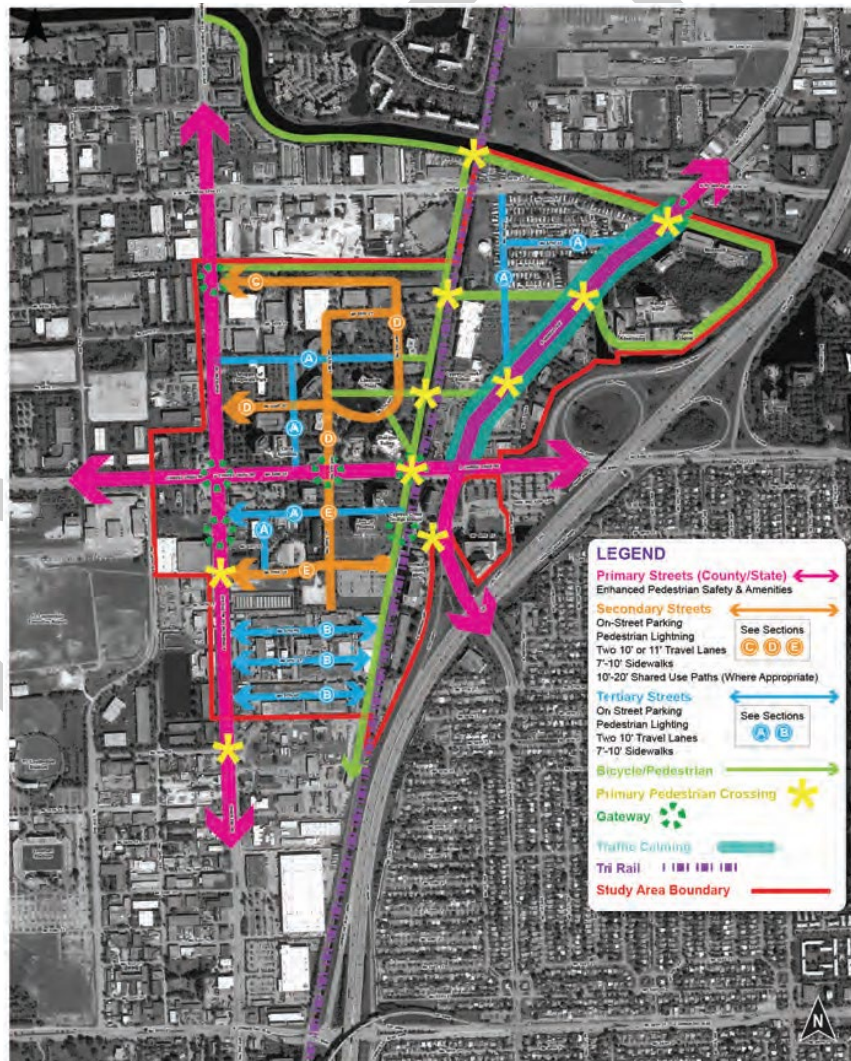




During that time, the Broward MPO prepared the Cypress Creek Mobility Hub which focused on portion of Cypress Creek Road, North Andrews Way, and NW 59<sup>th</sup> Court. The plan contained streetscape design concepts to illustrate safer pedestrian connectivity, provide for street trees, and utilize existing right-of-way for such improvements. Subsequently, the components of the plan were included in the Broward MPO Transportation Improvement Program (TIP) and will include sidewalk construction and bike lanes which are TOD elements. At this time, the TIP lists the Mobility Hub at Cypress Creek for 2024 construction funding in the amount of \$5,083,299.

### City Mobility Concept

The *Uptown Master Plan (UMP)* contains a multi-modal framework, identified as the *Mobility Concept (map below)*, with a variety of modes including pedestrian sidewalks, bicycle network, transit supportive elements, bus circulation and access, and streetscape designs as well as the creation of future development blocks consistent with a TOD. The multimodal framework includes State, County, and City roads organized by primary, secondary, and tertiary streets.



Fort Lauderdale - Uptown Urban Village  
Study Area Master Plan: Mobility Concept

1/4 mile / 1,320 feet



Primary streets are State and County roads which include Andrews Avenue, Cypress Creek Road, and Powerline Road. As previously stated, the TIP includes improvements to the primary streets.

Secondary streets are local City roads which include existing roads of NW 65<sup>th</sup> Court, NW 63<sup>rd</sup> Street, NW 5<sup>th</sup> Way, NW 59<sup>th</sup> Court, and NW 6<sup>th</sup> Way. Secondary streets would include improvements for on-street parking, pedestrian lighting, two-lanes, seven to ten feet wide sidewalk widths, and where appropriate ten to twenty wide shared use paths. At this, there are no capital projects in Uptown identified in the 2024-2028 Community Investment Plan (CIP).

Tertiary streets are future internal connectors primarily for site access to development and service roads. These streets will be built as part of new development consistent with the Mobility Concept and will include on-street parking, pedestrian lighting, two-lanes, and seven to ten feet wide sidewalk widths.

### Implementation

Multimodal improvements will be implemented in two ways: (1) development obligations, and (2) public improvement projects.

During the development review process, proposed projects will be reviewed for consistency with adopted master plan and zoning for Uptown including the Mobility Concept. Development projects that are identified to create tertiary streets will be subject to include such in the site plan. Development projects fronting existing roads are required to construct a streetscape zone consistent with the master plan as shown below. This includes street tree zone, sidewalk zone, and frontage zone.



Figure 5.21: Streetscape Zones



Public improvement projects will continue to be coordinated with FDOT, Broward County, and the MPO to improve mobility based on each respective agency jurisdiction to ensure pedestrian crossings, bicycle lanes, and other streetscape improvements are include in design prior to construction.

City's CIP will be evaluated to include streetscape improvements for Uptown as the project area increases in population and multimodal demand increases. The City will commit to completing a phasing plan to the Mobility Concept that focuses on secondary streets, multi-use trails, and connection to TriRail station. The result of the phasing plan will be included in the City's CIP in the future.

The City recognizes that Transit Oriented Development land use designation (Activity Center designation for County Plan) must contain multimodal transportation options to support a mix of uses with an emphasis on pedestrian connectivity, mass transit, and a reduction in auto-dependent uses and travel.

Look forward to meeting and discussing the comments. The City appreciates FDOT staff in taking the time to meet.

Yours truly,



Jim Hetzel, AICP, Principal Urban Planner  
Development Services Department

cc: Susan Grant, Acting City Manager  
Anthony Fajardo, Assistant City Manager  
Chris Cooper, Director, Development Services  
Al Battle, Deputy Director, Development Services  
Ella Parker, Urban Design and Planning Manager  
Barbara Hall, Greenberg Traurig  
Nectaria Chakas, Lochrie and Chakas, P.A.  
Stephanie Toothaker, Esq.





## ATTACHMENT 9

### Housing Finance Division

110 Northeast 3<sup>rd</sup> Street, Suite 300 • Fort Lauderdale, Florida 33301 • 954-357-4900 • FAX 954-357-8221

May 28, 2024

**SENT VIA EMAIL TO ADDRESS:** [BBlakeBoy@Broward.org](mailto:BBlakeBoy@Broward.org)

Barbara Blake Boy, Executive Director  
Broward County Planning Council  
115 S. Andrews Avenue, Room 307  
Fort Lauderdale, Florida 33301



**RE: PC 24-6 UPTOWN**

Dear Ms. Blake Boy:

The City application does not mitigate or address the significant affordable housing demand created by the proposed Plan change. It is estimated that an approximately 397 new affordable housing unit demand would be generated by the 4,239 market rate units, new 1,449,494 square feet of commercial development and 2,262,922 square feet of industrial development. This does not include demand generated by 1,600 new hotel rooms.

### **BCLUP Policy 2.4.5**

Policy 2.4.5 requires that Activity Centers consider community needs for affordable housing.

The City's application includes incentive-based affordable housing policies that contain a payment in-lieu option that may apply to bonus units that are approved under the City's Density Bonus Program.

Developers have an option of paying \$10,000 for all residential units in development, increasing by 3% annually. Payment in-lieu of funds for dwelling units within the Activity Center are split between the Broward County Affordable Housing Trust Fund and City of Fort Lauderdale Affordable Housing Trust Fund, to be paid at the time of building permit issuance.

In addition to this policy, there are several considerations that do/may apply to this case:

1. Ten (10) Year Affordable Housing Master Plan calls for all cities to address their affordable housing deficiencies and to mitigate new affordable housing demand.
2. Current Fort Lauderdale affordable housing deficiency:



- a. 8,775 owner units
  - b. 7,297 rental units
  - c. Rental units are the key priority
3. Payment in-lieu production, estimate based on Policy 2.16.4 is 50% City/50% County:
  - a. Total payment in-lieu at approximately \$10k/per unit = \$42.39M
  - b. County share utilized as Gap Financing with Bonds @ \$50k per unit = 424 units produced
  - c. City share = TBD
4. Based on a 15% set-aside (like Dania and Ft. Lauderdale RAC) would = 635 units
5. Rational/Nexus study by FIU applied to new residential/commercial
  - a. 7 affordable units generated per each 100 residential new units = 296 units
  - b. 7 affordable units generated per each 100k sq. ft. of commercial = 101 units
  - c. Total = Minimum of 397 affordable units generated by new residential and commercial development
  - d. Does not include 1,600 hotel rooms or industrial development
6. Affordable unit integration in rental product

Let me know if you have any questions.



**Ralph Stone**  
Director, Housing Finance Division  
Executive Director, Housing Finance Authority

RS/tk



## ATTACHMENT 10

**From:** [Stone, Ralph](#)  
**To:** [Von Stetina, Deanne](#)  
**Cc:** [Blake Boy, Barbara](#)  
**Subject:** RE: PC 24-6 Uptown Amendment  
**Date:** Friday, July 19, 2024 1:28:03 PM

---

No further comments; it is good they are committing some units at lower income cohorts below 120% AMI.

---

**From:** Von Stetina, Deanne <DVONSTETINA@broward.org>  
**Sent:** Thursday, July 18, 2024 8:42 AM  
**To:** Stone, Ralph <RSTONE@broward.org>  
**Cc:** Blake Boy, Barbara <BBLAKEBOY@broward.org>  
**Subject:** PC 24-6 Uptown Amendment

Hi Ralph,

The City of Fort Lauderdale has responded to your comments on the Uptown land use plan amendment. I have attached your comments dated 5/28/24, as well as their response letter. Here is an excerpt from the City's letter regarding affordable housing. **Please let us know if you have any additional comments.** Thanks!

### **Broward County Housing Finance Division Response:**

The City recognizes that Transit Oriented Development land use designation (Activity Center designation for County Plan) must contain mix of uses with a variety of housing options, including affordable units, that are supported by multimodal transportation options to be consistent *City Comprehensive Plan* and *Broward County Land Use Plan* (BCLUP) policies. The City has a variety of implementation strategies for affordable housing throughout the City, which has been summarized below.

In addition, as part of the Uptown LUPA application **there will be a 15% set aside, 635 of the 4,239 residential units, as affordable units.** More detailed information about the implementation of the set aside can be found below.

#### [Citywide Affordable Housing Policy](#)

The City adopted a citywide affordable housing policy that contains a variety of implementation strategies based on incentives to encourage the construction of affordable housing units. The policy reflects the BCLUP policy 2.16.4 including the ratio formula and the option for payment in- lieu, which is split between the County and the City. In addition, the City's Housing and Community Development Division continues to implement Federal and State programs for affordable units and oversee the City's Affordable Housing Trust Fund.

#### [Uptown Density Incentive](#)

The City adopted the *Uptown Master Plan* and the *Uptown Urban Village* zoning districts in 2019. As part of the zoning regulations, an affordable housing density incentive was adopted to encourage the inclusion of affordable



housing units in development projects. The incentive is based on a formula tied to affordable income categories which reflected the ratio formula from *Broward County Land Use Plan*, Policy 2.16.3, prior to recent amendments to the policy. The ratio formula is provided below and it should be noted that a maximum overall density cannot exceed 100 units per acre.

- One (1) affordable housing unit restricted to rental or sale to a person or household with an annual gross income less than or equal to eighty (80) percent of the MFI, may be allocated for every four (4) market rate units.
- One (1) affordable housing unit restricted to rent or sale to a person or household with an annual gross income less than or equal to one hundred (100) percent of the MFI, may be allocated for every two (2) market rate units.

To date, two development projects have utilized this incentive in their project approval which totals 32 affordable units of 807 units approved. Eight of the 32 have been built. This incentive will remain in place and there is an option to make a payment in-lieu for the affordable units in the amount of \$10,000 per unit for the total number of units in the project.

#### **Uptown LUPA**

As previously stated, Uptown LUPA will contain a 15% set aside of the residential units as affordable, 635 of the 4,239 units. The 15% set aside will be required for each development project that contains residential units. Each development project will need to provide affordable units that contain an affordable household income mix of up to 120% of the MFI. The affordable housing set aside for each development can be satisfied with a payment in-lieu for the affordable units in the amount of \$10,000 per unit for the total number of units in the project.

Other City regulations such as parking reduction for affordable units, density bonus incentive, and expedited review process are all available to property owners. The City believes that the proposed set aside for Uptown shall meet and satisfy the requirements for affordable housing as defined in the *Administrative Rules Document: BrowardNext*.

#### **Affordable Housing Requirement**

- Fifteen (15) percent restricted to rental or sale to a person or household with an annual gross income less than or equal to one hundred twenty (120) percent of the MFI.

#### **Enforcement:**

1. Affordable units must be constructed and receive certificates of occupancy based on any of the following scenarios: (a) In conjunction with market rate units if development is within single building, (b) In conjunction with the first residential phase of a multiple-phased development, or (c) One hundred (100) percent of the affordable units when development reaches fifty (50) percent of residential units constructed.
2. The affordability of the units shall be maintained for a period of 30 years.
3. No development within Uptown project area shall be approved unless a declaration of restrictive covenants is recorded and copy of such recordation is provided at time of building permit submission for the development if affordable housing units are constructed or payment in-lieu has been made.

Deanne D. Von Stetina, AICP, Assistant Executive Director

115 South Andrews Avenue, Room 307

Fort Lauderdale, Florida 33301

954.357.6690 (direct) [www.Broward.org/Planning Council](http://www.Broward.org/Planning_Council)



## **ATTACHMENT 11.A.**

### **BROWARDNEXT - BROWARD COUNTY LAND USE PLAN POLICIES “ACTIVITY CENTER”**

#### **Planning Council Staff Review Comments Regarding Proposed Amendments PC 24-6/PCT 24-3 City of Fort Lauderdale**

**STRATEGY TR-1: Prioritize new development and redevelopment to existing and planned downtowns and major transit corridors and transit hubs.**

Broward County must efficiently accommodate population and economic growth, while also recognizing and protecting areas which currently display characteristics, such as rural and estate communities and established single-family neighborhoods, which may not be appropriate to support additional growth and development. Broward County supports new development and redevelopment activities within established and planned “Activity Centers,” such as municipal downtowns, and established and planned “transit oriented” corridors and hubs, as long as such areas have sufficient public facilities and services to serve the area, and a mixed-use character which supports a high quality live, work and play community for residents and businesses, including viable multi-modal transportation choices, a range of housing choices (including affordable housing), green spaces and recreational amenities, community gathering spots, and a variety of services and establishments to support life and business activities.

#### **Planning Council Staff Comment**

The adopted City of Fort Lauderdale Policies FLU 2.3.1, 2.3.3, 2.3.4 and 3.4.5 regarding mixed-use development with public green spaces and supporting multi-modal transportation options, as well as the Permitted Uses for the Transit Oriented Development (TOD) land use category, include language to satisfy the above requirement. See Attachment 11.C. It is felt that the information submitted with the application, as described in the following Planning Council staff comments regarding the City’s consistency with the Broward County Land Use Plan’s Activity Center policies, demonstrates that the proposed Activity Center would generally further Strategy TR-1.

**POLICY 2.4.2 Local governments may propose a specific area for designation on the Broward County Land Use Plan as an Activity Center. The municipality shall include within their land use element policies that ensure the proposed Activity Center will support the location of uses in a manner oriented around the five-minute (i.e. quarter-mile) walk and/or within approximately a quarter-mile on either side of a transit corridor. Multiple nodes of activity oriented around the five-minute (i.e. quarter-mile) walk or transit corridor may be included within one Activity Center.**

#### **Planning Council Staff Comment**

The proposed Activity Center consists of a specific, contiguous land area containing approximately 361.7 gross acres. Planning Council staff notes that all of the proposed Activity Center is located within one-quarter mile of transit routes, including Broward County Transit (BCT) Routes 14, 60 and 62.



Further, the adopted City of Fort Lauderdale Permitted Uses for the TOD land use category include language to satisfy the above requirement. See Attachments 11.B. and 11.C.

**POLICY 2.4.3** Residential use is required as a principal component within an Activity Center. Maximum residential density must be specified by the local government and must be described in the permitted uses section of the Broward County Land Use Plan and of the local land use element. Residential densities may be specified either as units per gross acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units in the Activity Center).

*Planning Council Staff Comment*

The proposed Activity Center consists of a maximum total of 4,239 dwelling units within the approximately 361.7 gross acres.

**POLICY 2.4.4** At least two non-residential uses must be permitted in the Activity Center as a principal use. Maximum non-residential intensities must be specified by the local government and must be described in the permitted uses section of the Broward County Land Use Plan and of the local land use element. Non-residential intensities may vary along transit corridors and may be specified either as a maximum Floor Area Ratio (FAR) in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use or land use category in the Activity Center].

*Planning Council Staff Comment*

The proposed Activity Center non-residential uses consist of 1,600 hotel rooms, 1,449,494 square feet of commercial uses, 4,374,186 square feet of office uses, 2,262,922 square feet of industrial uses, 152,611 square feet of community and civic facility uses and a minimum of 7.0 acres of recreation and open space. The City of Fort Lauderdale has adopted an FAR of 2.5 for the TOD land use category. See Attachment 11.C.

**POLICY 2.4.5** Local governments shall consider community needs for affordable housing when proposing an Activity Center and include within their local land use element policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing opportunities, through various mechanisms such as the direction of public housing program funds into the Activity Center, reduced lot size for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, the allowance of accessory dwelling units, or through other mechanisms proven effective in increasing the affordable housing stock. To promote Activity Centers which propose to include “very low” or “low income” housing as a viable component, Broward County shall support all reasonable means and methods to mitigate potential negative impacts to public facilities and services which may result from the amendment.

*Planning Council Staff Comment*

The adopted City of Fort Lauderdale Policies FLU 2.3.4, 2.3.8, 3.1.5 and Policies HS 1.2.8 and 1.2.10, as well as Objective HS 1.3 and its associated policies, encourage affordable housing opportunities for all income levels, including new housing and the rehabilitation of existing housing. See Attachment 11.C.



**POLICY 2.4.6** Local governments shall include within their local land use element policies that protect archaeological and paleontological resources and promote the preservation, rehabilitation and use of historic structures within a proposed Activity Center.

*Planning Council Staff Comment*

The adopted City of Fort Lauderdale Policy FLU 3.1.8 and Historic Preservation Element Goal 3 and its associated objectives and policies include language to generally satisfy the above requirement. See Attachment 11.C.

**POLICY 2.4.7** Local governments shall include within their local land use element policies that seek to accomplish fully connected routes to all destinations within the Activity Center by ensuring convenient access to high use mass transit stops or multi-modal facilities, encouraging internal transit systems (e.g. trolley, community transit services) and incorporating pedestrian and bicycle paths, as well as greenways.

*Planning Council Staff Comment*

The adopted City of Fort Lauderdale Policies FLU 2.3.7 and 2.3.8 and the Permitted Uses for the TOD land use category, as well as Policies TM 1.8.3 and 2.1.3 include language to generally satisfy the above requirement. See Attachment 11.C. Further, BCT Routes 14, 60 and 62 directly serve the amendment area along Andrews Avenue, Powerline Road and McNab Road. See Attachment 11.B.

**POLICY 2.4.9** Local governments shall include within their local land use element policies that integrate the public realm, through park land, public plazas, urban open space or green space/pocket park uses that are accessible to the public and must be provided as an integrated component within an Activity Center. Public spaces should incorporate amenities such as benches, lighting, landscaping, clocks, fountains, art, drinking fountains, banners, flags and food and beverage vendor areas.)

*Planning Council Staff Comment*

The adopted City of Fort Lauderdale Policies FLU 2.3.3 and 3.4.5 and the Permitted Uses for the TOD land use category, as well as Policies TM 1.2.3 and 1.2.3c include language to generally satisfy the above requirement. See Attachment 11.C.

**POLICY 2.4.10** Local governments shall include within their land use element policies to ensure Activity Centers contain design features that promote and enhance pedestrian mobility and safety, based on the following characteristics:

- Integrated transit stops or stations (within the area) to encourage transit usage/multi-modalism and provide safe and comfortable service including amenities such as seating on benches or planter ledges, shade, lighting, trash receptacles, information kiosks and bicycle parking.
- Wide (5 feet shall be the minimum consistent with ADA requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and discourage high speed traffic. The paths should be spatially defined by buildings, adequately landscaped and lighted, and provide ample opportunities for shade and shelter from the elements.
- Buildings should front the street (zero or minimal setbacks are encouraged).



- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Streets (internal and adjacent to the area) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

Planning Council Staff Comment

The adopted City of Fort Lauderdale Permitted Uses for the TOD category include language to generally satisfy the above requirement. See Attachment 11.C. Further, BCT Routes 14, 60 and 62 directly serve the amendment area along Andrews Avenue, Powerline Road and McNab Road. See Attachment 11.B.

**POLICY 2.4.11** Municipalities which propose an Activity Center designation shall include policies within their land use element which establish design guidelines for mixed use within their land development codes. Policies should promote an urban form which creates well integrated land use combinations, balances intensity and density, promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement and is compatible with adjacent land uses.

Planning Council Staff Comment

The adopted City of Fort Lauderdale Policies FLU 2.3.8 and 3.4.5 and the Permitted Uses for the TOD category include language to generally satisfy the above requirement. See Attachment 11.C.

**POLICY 2.4.12** An interlocal agreement between the municipality and Broward County must be executed no later than six months from the effective date of the adoption of an Activity Center which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the affected municipality. A written record reflecting the current status of allocated or assigned dwelling units and floor area square footage for non-residential development for each Activity Center within the municipality's boundary shall be transmitted to the Planning Council twice per year, during the months of January and July. The referenced written record shall include a tally sheet reflecting the current total dwelling units and floor area square footage for non-residential development as follows:

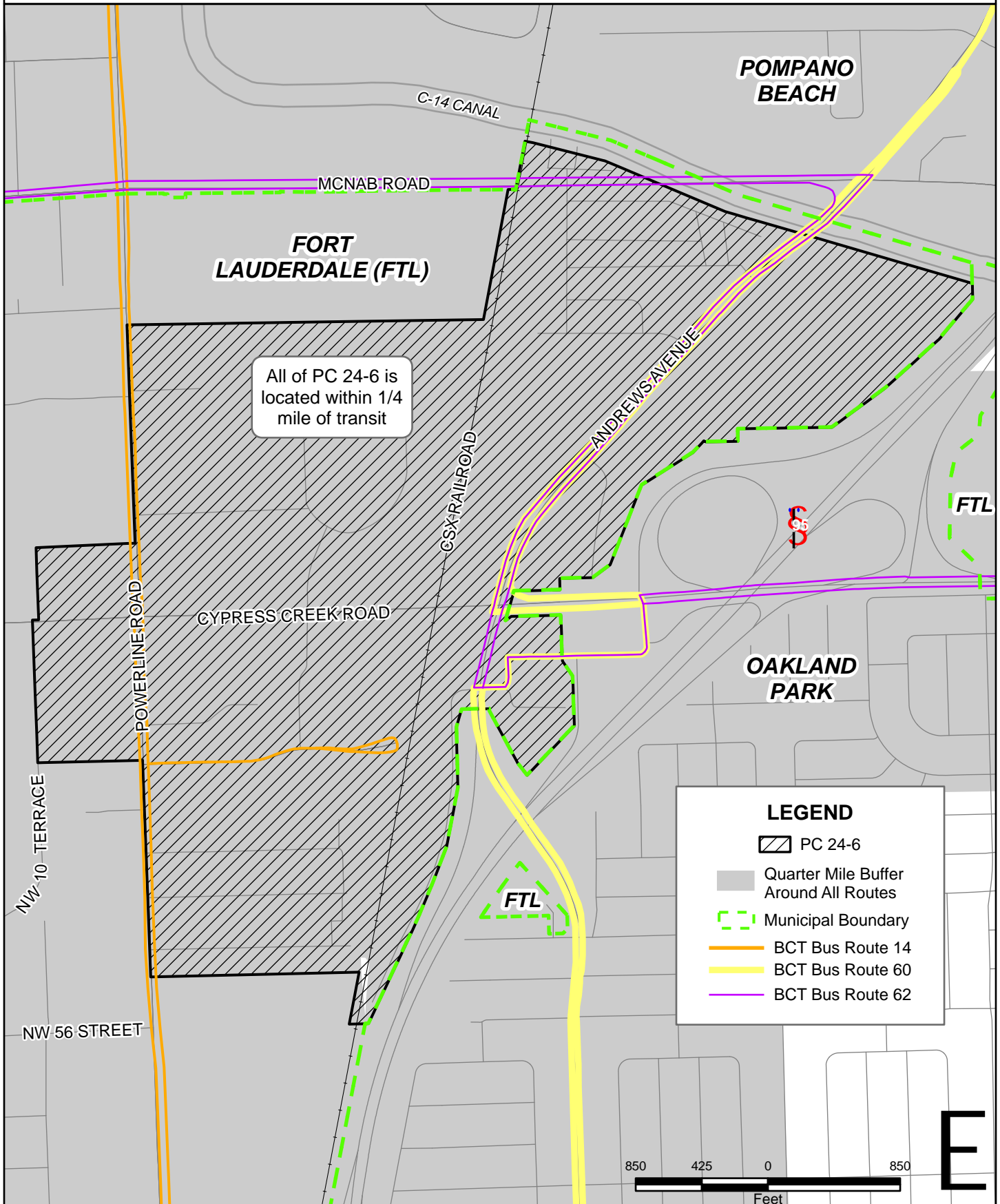
1. Dwelling units and floor area square footage for non-residential development included per valid plats which have been approved by the municipality and which have restrictive notes reflecting the level of development; and
2. Dwelling units and floor area square footage for non-residential development included per valid site plans which have been approved by the municipality and which are not included per plats as described in 1. above; and
3. Dwelling units and floor area square footage for non-residential development of existing uses which are not included per plats or site plans as described in 1. and 2. above.

Planning Council Staff Comment

The City of Fort Lauderdale and Broward County must enter into an interlocal agreement to monitor development activity and enforce the permitted land use densities and intensities with the proposed amendment area.



ATTACHMENT 11.B.  
PC 24-6  
Transit Routes





# ATTACHMENT 11.C.

## EXCERPTS FROM CITY OF FORT LAUDERDALE COMPREHENSIVE PLAN

### I. Future Land Use Element

#### **POLICY FLU 1.1.12 - Permitted Uses in the Area Designated Transit Oriented Development**

Transit Oriented Development (TOD) maximum FAR of 2.5 for combined development (residential and non-residential). Specific density and intensity standards for each TOD will be specified when the map designation is applied.

Encourage mixed use development in areas served by regional transit stations, such as Tri-Rail stations, major transit hubs, and neighborhood and regional transit centers as designated in the Broward County Comprehensive Plan Transportation Element, the Broward County Mass Transit Master Plan, Broward County Metropolitan Planning Organization's (MPO) Long Range Transportation Plan, Broward County Transit Development Plan, or local adopted financially feasible transportation or transit plan, through the establishment of a TOD land use category within the Future Land Use Element of the City of Fort Lauderdale Comprehensive Plan.

TODs must incorporate design criteria to require pedestrian connectivity to regional transit stations with development that is mixed use with a "sense of place" and is transit supportive.

#### **Land Use Criteria**

Residential use is required as a principal component within a TOD.

Maximum residential densities must be specified when the designation is applied to the future land use map. Residential densities may be specified, at the option of the local government, either as units per net acre in geographically designated areas and/or as a maximum number of permitted units (e.g. pool of units). When the density of the TOD is specified as units per net acre the percentage distribution among the mix of uses must also be identified.

At least two non-residential uses must be permitted in the designated area as principal uses: e.g. retail, office, restaurants and personal services, hotel/motel, light industrial (including "live work" buildings), research business, civic and institutional.

Minimum and Maximum Floor Area Ratio (FAR) for non-residential uses within a TOD must be specified by and described in the permitted uses section of the Future Land Use Element. Minimum non-residential FARs (Gross) of two are encouraged. Non-residential intensities may vary in the TOD and may be specified at the option of the local government, either as a maximum FAR in geographically designated areas and/or as an overall maximum square footage by use [e.g. pool of square footage by permitted use (retail, office etc.) or land use category (commercial)]. When non-residential intensity is specified as a maximum FAR the percentage distribution among the mix of uses must also be identified.



Additional or expanded, standalone automobile-oriented uses such as large surface parking lots, gas stations/auto repair/car washes; auto dealers; self/equipment storage; “big box”/warehouse; single-family detached dwelling units; carwashes; and drive-through facilities are discouraged and should be prohibited by the local government, or limited, unless designed in a manner to encourage pedestrian and transit usage.

### *Design Guidelines Principles*

Within one year of the adoption of the first TOD on the future land use map, the City shall establish design guidelines in the ULDR for the area. These guidelines shall promote an urban form with the well-integrated land use combinations, balanced intensities and densities or uses compatible with surrounding uses, and mobility through safe and convenient interconnectivity or vehicular, transit, pedestrian and other non-motorized modes of travel. The design guidelines shall integrate public area through open space, urban public plazas, and/or recreational or community facility areas. The guidelines shall promote connectivity and access to transit stations and stops, while establishing a “sense of place.” TODs shall promote and enhance pedestrian mobility, including connectivity to regional transit stations, based on the following characteristics:

- Integrated transit stops with shelter or station (within the TOD area).
- Public plazas, urban open space or green space/pocket park uses that are accessible to the public must be provided as an integrated component within a Transit Oriented Development.
- Wide (5 feet shall be the minimum consistent with ADA Requirements) pedestrian and bicycle paths that minimize conflicts with motorized traffic and are adequately landscaped, shaded and provide opportunities for shelter from the elements.
- Buildings should front the street (zero or minimal setbacks are encouraged).
- Vehicle parking strategies that encourage and support transit usage (such as parking that does not front the street, shared parking, parking structures, and/or reduced parking ratios).
- Streets (internal and adjacent to the TOD) should be designed to discourage isolation and provide connectivity (such as streets in the grid pattern).

TODs shall include internal pedestrian and transit amenities (such as seating on benches or planter ledges, shade, light fixtures, trash receptacles, information kiosks, bicycle parking) or other amenities that could be incorporated into adjacent publicly accessible areas and plazas (such as clocks, fountains, sculpture, drinking fountains, banners, flags and food and refreshment vendor areas) to serve the residents and employees within the area.

### *Review Process Considerations*

The transportation impact analysis for a proposed TOD designation shall consider the modal shift provided through the provision of transit and the transit-oriented design. In addition, the transportation impact analysis shall consider the effects of internal capture as applicable to transit oriented mixed-use projects.



In consideration of non-residential land uses in areas proposed for designation as a TOD, the impact analysis for the designation in the BCLUP and City of Fort Lauderdale Comprehensive Plan may be based on the amount of non-residential development which could be permitted as per the intensity standards of the City's Future Land Use Element, rather than the alternative 10,000 square feet per gross acre standard utilized for non-residential impact analysis.

An interlocal agreement between the City and Broward County must be executed no later than six months from the effective date of the adoption of a TOD which provides that monitoring of development activity and enforcement of permitted land use densities and intensities shall be the responsibility of the City.

**POLICY FLU 2.3.1:** Mixed use residential development shall promote an urban form, which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement.

**POLICY FLU 2.3.3:** Mixed use areas should include enhancements of the public realm, through open space, urban public plazas and/or recreational areas through development, redevelopment and public investments.

**POLICY FLU 2.3.4:** Encourage affordable micro-units and mixed-use development when the micro-units are limited to less than 30% of the total units, and combined with enhanced residential amenities and more common areas than required by the code.

**POLICY FLU 2.3.7:** The City shall continue to improve connectivity between modes, including adding additional miles of bike lanes, sidewalks, and transit facilities and consider this connectivity in land use and development review considerations.

**POLICY FLU 2.3.8:** Transform the Uptown Area into an urban village that contains a mix of land uses with access to multi-modal options through implementation of the Uptown Master Plan.

**POLICY FLU 2.3.8a:** Evaluate options to connect the Uptown Area to other key activity nodes within the City such as Lockhart Stadium, Downtown, and the Central Beach Area.

**POLICY FLU 2.3.8b:** Consider adopting new mixed-use zoning districts for the Uptown Area that contain form-based standards and encourages transit-oriented development with convenient, accessible, and affordable housing options.

**POLICY FLU 3.1.5:** For amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the City shall coordinate and cooperate with Broward County to implement the City's chosen policies, methods and programs to achieve and/or maintain a sufficient supply of affordable housing.

**POLICY FLU 3.1.5a:** In addressing amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the BCLUP, the City may include consideration and implementation of the following affordable housing strategies:



- a. Programs and policies involving mechanisms such as, but not limited to, impact fees, in lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/ or other appropriate agencies/entities (including, but not limited to, major employers), provide for the construction or supply of affordable housing;
- b. Programs and policies involving mechanisms such as, but not limited to, impact fees, in lieu fees, and/or public funds, in which the municipality, and/or Broward County, and/ or other appropriate agencies/entities (including, but not limited to, major employers), provide funding to facilitate the affordable purchase or renting of housing;
- c. Programs and policies in which the municipality, and/or Broward County, and/or other appropriate agencies, facilitate the maintenance of the existing supply of affordable housing stock, if any;
- d. Property tax abatement programs aimed at preserving or creating affordable housing;
- e. Streamlined and reduced-cost permitting procedures for affordable housing;
- f. Specific minimum set-aside requirements for new affordable housing construction;
- g. Use of appropriate existing public lands, or public land-banking, to facilitate an affordable housing supply;
- h. Programs and policies to facilitate the development and use of municipal and/or Broward County affordable housing density bonus provisions;
- i. Land development regulations which promote the availability of affordable housing such as reduced lot size and floor area for dwelling units, construction of zero lot line and cluster housing, vertical integration of residential units with non-residential uses, and the allowance of accessory dwelling units; or
- j. Utilize the existing supply of affordable housing.

**POLICY FLU 3.1.8:** The City's land use plan shall map and maintain a current list of historically, architecturally and archaeologically significant properties and address the protection of these historic resources.

**POLICY FLU 3.4.5:** Mixed use residential development shall promote an urban form which creates well integrated land use combinations, balances intensity and density, and promotes the safe, interconnectivity of vehicular, pedestrian and other non-motorized movement. Policies should integrate the public realm, through open space, urban public plazas and/or recreational areas.

## **II. Transportation and Mobility Element**

**POLICY TM 1.2.3:** The City shall coordinate multi-modal use of rights-of-way with appropriate supporting land uses, urban form, and densities necessary to support transit-oriented development (e.g. public spaces that promote ground level interest, reduced setbacks, surface parking behind buildings), as applicable.

**POLICY TM 1.2.3b:** Continue to evaluate and implement pedestrian and transit design standards as they relate to incorporating mass transit, carpool, pedestrians, and bicycle amenities in different commercial, industrial, and office buildings in activity centers.



**POLICY TM 1.2.3c:** Fort Lauderdale shall consider opportunities and methods to partner on and support roadway “shared space” efforts such as, but not limited to, the (re)design of appropriate rights-of-way to best accommodate festivals, parades, open air markets, urban trails, placemaking engagements and activities, and other events that encourage social interaction, safety education, and community building.

**POLICY TM 1.4.2:** Continue to implement the design concepts in areas of high pedestrian traffic that include, but are not limited to, street trees, canopies/arcades, patterned colored pavement and street signage, and area specific recommendations as noted by the Connecting the Blocks report.

**POLICY TM 1.4.3:** Provide pedestrian safety by ensuring well-lit streets, intersections, pedestrian refuges, midblock crossings, and sidewalks. As needed, the City will conduct lighting analyses in areas of high crash incidents involving pedestrians.

**POLICY TM 1.5.1d:** The City shall consider opportunities and incentives for the provision of appropriate facilities to support bicycles, micromobility or other alternative mobility options and sharing services, such as showers, lockers and bicycle parking by new development.

**POLICY TM 1.5.1e:** Where possible, the City shall encourage the provision of convenient, covered and secure bicycle, micromobility or other alternative mobility options and sharing services parking at transit stations, schools, public facilities and commercial centers.

**POLICY TM 1.7.3b:** The City shall support and incorporate into its standards the context sensitive use of “street/traffic calming/speed management” techniques, (e.g. reduced vehicle lane width), textured pavement, chicanes, roundabouts, on-street parking, strategic use of differing median types to enhance multi-modal user safety and accessibility.

**POLICY TM 1.8.3:** Transit stations and stops should be located within walking distance of activity centers, and access routes for pedestrians and bicycles, micromobility or other alternative mobility options and sharing services to transit should be as direct as possible, promoting both pedestrian and bicycle connectivity.

**POLICY TM 2.1.3:** Prioritize transportation investments in activity centers that promote mixed-use, compact development, and provide multi-modal access to transportation facilities.

### **III. Housing Element**

**POLICY HS 1.2.8:** Implement an inclusionary zoning ordinance to require construction of affordable housing with new residential construction in regional activity centers and along major transit corridors.

**POLICY HS 1.2.10:** Review ability to reduce transportation costs through location of affordable housing in proximity to transit.

**OBJECTIVE HS 1.3:** The City shall develop programs to incentivize the construction and development of affordable housing throughout the City.



**POLICY HS 1.3.1:** The City shall continue to review financial and other incentives to assist the private sector in the provision of affordable housing including, but not limited to:

- Decrease in property tax assessment
- Density bonuses
- Tax increment financing (TIF)
- Municipal land
- Redistributed CRA funds
- Application fee reductions
- Other financing that incentivizes the development of affordable and workforce housing

**POLICY HS 1.3.2:** The City shall expedite the processing of building permits for Affordable, Attainable and Workforce Housing Units.

**POLICY HS 1.3.3:** The City will designate an ombudsman to assist developers and builders of affordable housing to expedite the planning, zoning and permitting processes and procedures and to apply for eligible developer incentives.

**POLICY HS 1.3.4:** Continue to allow reduced parking requirements for affordable housing.

**POLICY HS 1.3.5:** Continue to review the ULDR for amendments to incentivize creation of affordable housing.

**POLICY HS 1.3.6:** Review policies, procedures, ordinances, regulations or plans that would increase the cost of housing as required by Florida Statutes.

**POLICY HS 1.3.10:** The City shall periodically evaluate minimum unit sizes in its ULDR to determine impact on the availability of affordable housing and amend regulations if needed to enhance local housing availability and affordability.

#### **IV. Historic Preservation Element**

**GOAL 3:** Ensure historic preservation goals are met through the coordination and implementation of various local, state, and national preservation tools.

**OBJECTIVE HP 3.1:** Continue to implement the protection of historic properties and archaeological resources in the Unified Land Development Regulations.

**OBJECTIVE HP 3.2:** Continue to implement Historic Preservation Design Guidelines to assist with renovations, rehabilitation, restoration or additions to historic properties so that the essential form and design elements that create character are respected.

**OBJECTIVE HP 3.3:** Consistent with the Certified Local Government agreement, the City shall maintain archaeological protection procedures.

**POLICY HP 3.3.1:** Encourage sensitive integration of archaeological resources into open spaces and green spaces as a preferred alternative to destruction and mitigation.



## ATTACHMENT 12

**From:** [Jean Dolan](#)  
**To:** [Von Stetina, Deanne](#); [David Recor](#); [Sierra Marrero](#); [Craig Southern](#)  
**Cc:** [David Hebert](#); [Greg Harrison](#)  
**Subject:** RE: Amendment PC 24-6  
**Date:** Monday, April 1, 2024 7:33:23 AM

---

### External Email Warning

This email originated from outside the Broward County email system. Do not reply, click links, or open attachments unless you recognize the sender's email address (not just the name) as legitimate and know the content is safe. Report any suspicious emails to ETS Security by selecting the Report Suspicious or Report Phish button.

[Report Suspicious](#)

Deanne – the City of Pompano Beach has no comments on this land use plan amendment. As I'm sure you know, they could accomplish the proposed residential entitlements by simply applying Policies 2.16.3 and 2.16.4 without doing a Land Use Plan amendment. Adjacent cities are not asked to comment on the use of those two mixed income housing policies.

Thanks,  
Jean



Hours of Operation Mon – Thurs 7am to 6pm



# ATTACHMENT 13

## 8. LAND USE COMPATIBILITY

Describe how the amendment is consistent with existing and planned future land uses in the area (including adjacent municipalities and/or county jurisdictions). Identify specific land development code provisions or other measures that have or will be utilized to ensure land use compatibility.

### **Fort Lauderdale Executive Airport (FXE)**

An analysis was conducted evaluating the impact of airport operations on the uses proposed by this LUPA application. Staff analyzed the runway location, noise levels, flight paths, and the proposed uses with special attention given to residential and park uses.

The LUPA area is located immediately to the east of FXE. A small portion of the LUPA area is within the area affected by noise levels in excess of 65 dB DNL with the majority of the LUPA not within this noise level. The Airport Runway 9 jet departures, heading north or westbound, are instructed to turn left to fly over I-95, except for emergency aircraft, weather conditions, or operational requirements.

The City adopted the Uptown Master Plan and associated Uptown zoning regulations in 2019, which is reflective of the LUPA area. The zoning district areas are:

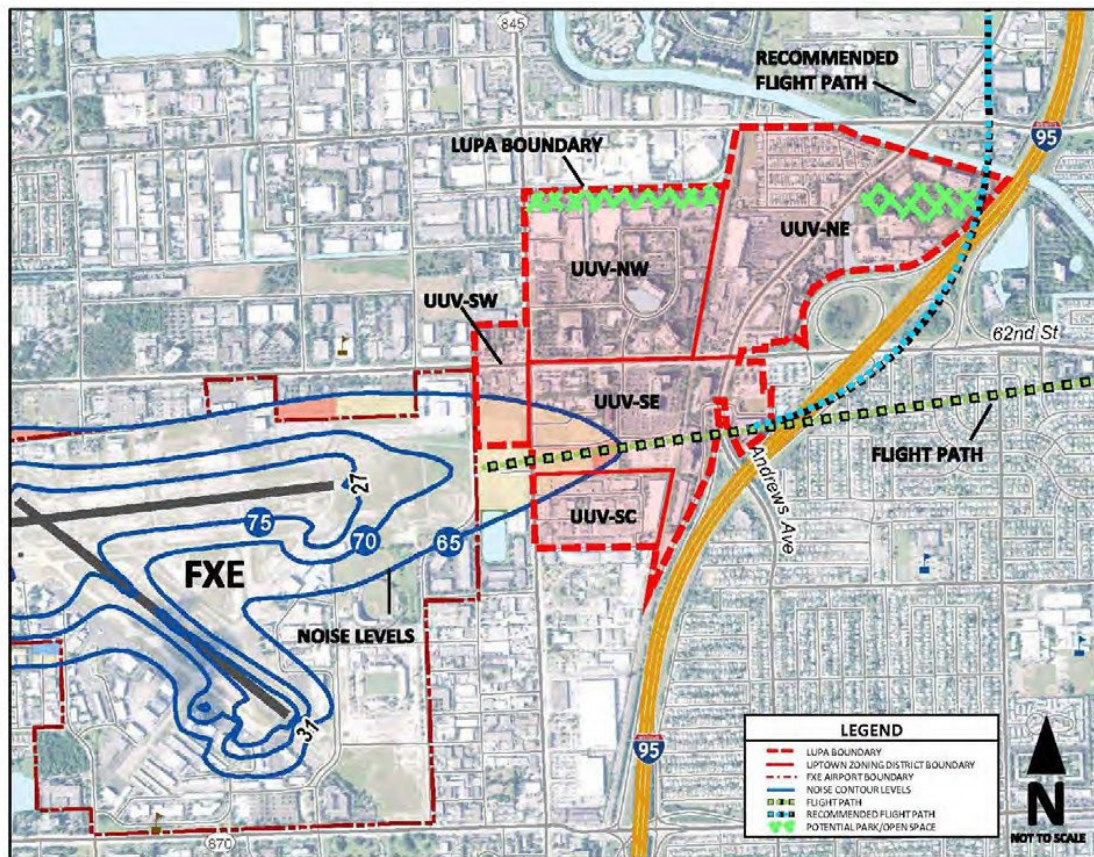
- Uptown Urban Village Northeast (UUV-NE)
- Uptown Urban Village Northwest (UUV-NW)
- Uptown Urban Village Southeast (UUV-SE)
- Uptown Urban Village Southwest (UUV-SW)
- Uptown Urban Village Southcentral (UUV-SC)

Through the Uptown zoning regulations, the City has restricted residential to UUV-NE and UUV- NW districts and portion of UUV-SE, east of Andrews Avenue. This restriction is based on the airport land use analysis completed by staff. The City proffers a condition in the LUPA approval that restricts residential in these aforementioned districts.

The LUPA proposes park acreage in the amount of 7 acres in UUV-NE and UUV-NW districts and a portion of UUV-SE, east of Andrews Avenue where residential development is permitted. The park acreage is proposed to be a combination of public park space and private development that provide public access to open space when such development contains residential. Given that residential development is only permitted in the UUV-NE and UUV-NW districts and portion of UUV-SE, east of Andrews Avenue, then such park space would be located in the same districts resulting in a restriction on the location. Furthermore, at this time the City does not have any publicly owned parks in the proposed LUPA area. There are two properties that are being considered for future park or open space which are located in the UUV-NE and UUV-NW districts. The City would like to restrict the location of parks and open spaces to the aforementioned districts in order to maintain compatible land uses near the airport in accordance with the City's obligations to the federal government, as required by 49 U.S.C. § 47107(a)(10).

The map below depicts the 2015 FXE airport noise levels, flight paths, the LUPA boundaries, Uptown zoning districts, and potential park/open space. It should be noted that the park/open space are not currently zoned park use nor are deed restricted for such rather potential site.







## ATTACHMENT 14

### 10. PUBLIC OUTREACH

Describe how the applicant and/or local government notified and coordinated with adjacent property owners, master associations, homeowner associations, etc.

**The City has been conducted a series of public participation outreach efforts for several years. Table 27 summarizes the public participation effort completed since 2016 to more current efforts in 2023. These efforts include public meetings, website content, public notices, and newspaper advertisement.**

<b>TABLE 27 SUMMARY OF PUBLIC OUTREACH</b>			
<i>DATE</i>	<i>MEETING TYPE</i>	<i>NUMBER OF ATTENDEES</i>	<i>ATTENDEES GROUP</i>
August 25, 2016	Interested Parties	4	Envision Representatives
December 9, 2016	Public Open House	44	Interested Parties, General Public
March 8, 2018	Public Presentation	29	Interested Parties, General Public
May 2, 2019	Public Workshop	26	Interested Parties, General Public
August 21, 2019	Commission Conference Meeting	-	City Commission, General Public (Regular Scheduled Conference Agenda)
September 13, 2023	Public Presentation	15	Interested Parties, General Public
December 20, 2023	Local Planning Agency	21	PZB Members, General Public

*Source: City of Fort Lauderdale, Urban Design and Planning*



## ATTACHMENT 15



**WATER MANAGEMENT DIVISION / PUBLIC WORKS**  
2555 West Copans Road, Pompano Beach, Florida (954) 831-0751



April 23, 2024

Deanne D. Von Stetina, AICP  
Assistant Executive Director  
Broward County Planning Council  
115 South Andrews Avenue, Room 307  
Fort Lauderdale, FL 33301

via email: [dvonstetina@broward.org](mailto:dvonstetina@broward.org)

SUBJECT: Uptown Urban Village  
Land Use Plan Amendment PC 24-6

Dear Ms. Von Stetina:

I have reviewed the Drainage Analysis revisions for this project as provided by Lorraine Tappen of the City of Fort Lauderdale.

The information in the proposed land use plan amendment (LUPA) for drainage is now correct. Our office has no objection to this LUPA.

Sincerely,

A handwritten signature in blue ink that reads "Susan Juncosa".

Susan Juncosa, Natural Resources Specialist  
Water and Wastewater Services/**WATER MANAGEMENT DIVISION**  
2555 West Copans Road, Pompano Beach FL 33069  
OFFICE: (954) 831-0778 MOBILE: (954) – 551-3506  
E-MAIL: [sjuncosa@broward.org](mailto:sjuncosa@broward.org) FAX: (954) 831-3285

c. Lorraine Tappen City of Fort Lauderdale, [ltappen@fortlauderdale.gov](mailto:ltappen@fortlauderdale.gov)